



Community Services Master Plan

August 2019



Letter from Board of Trustees

The Community Services Master Plan is an important road map for maintaining and enhancing existing amenities while also providing new features and opportunities for our residents to enjoy. This is why the community's engagement in the process has been so valuable. With the help of Design Workshop and IVGID staff, the community enthusiastically participated in the several community workshops, user group discussions, and surveys we conducted.

“The Community Services Master Plan is an important road map for maintaining and enhancing existing amenities while also providing new features and opportunities for our residents to enjoy.”

The Board of Trustees are incredibly grateful for the tremendous level of engagement and support by everyone who participated. The results from our community outreach was a true testament to the pride of our community. Your Board of Trustees will use this plan as a guide for the future of IVGID community services and we are excited to move forward.

Incline Village Board of Trustees

Kendra Wong, Chairwoman

Philip Horan, Vice Chairman

Peter Morris, Treasurer

Tim Callicrate, Secretary

Matthew Dent, Trustee



Design Workshop | Lloyd Consulting Group |
Barker Rinker Seacat | Ballard King | National Research Consultants

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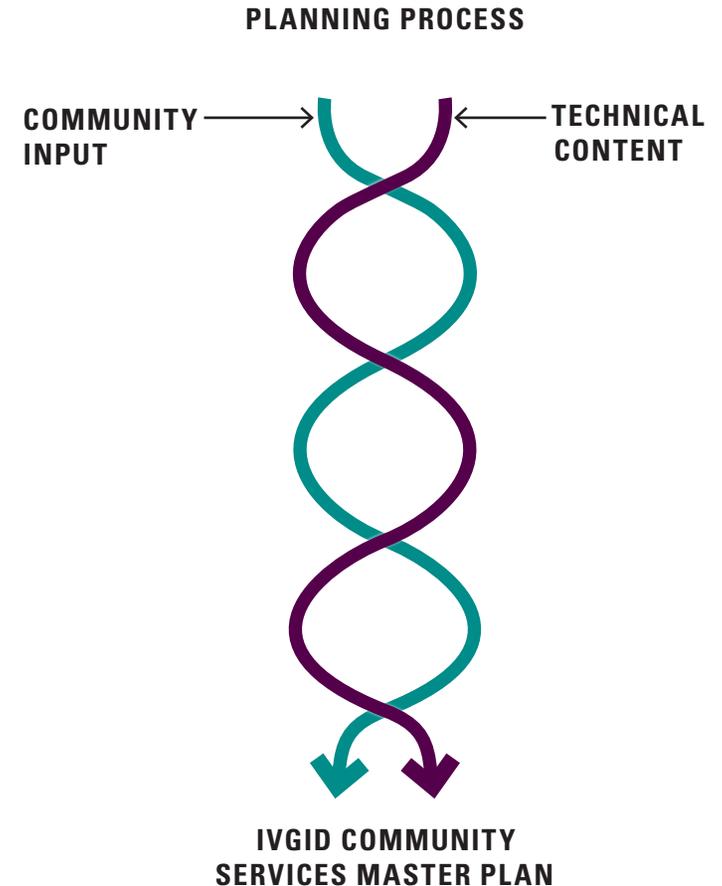
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Executive Summary

The Community Services Master Plan (CSMP or Master Plan) provides a comprehensive picture of the beaches, parks, fields, open spaces, recreation programs, and built facilities that serve residents and guests of the Incline Village/Crystal Bay community. These facilities, amenities, and programs are collectively referred to as “community services”. The work completed as part of the Master Plan was evaluated along with recommendations and opportunities presented in other studies, reports, and master plans related to Incline Village General Improvement District’s (IVGID’s or District’s) community service facilities, such as the Tennis & Pickleball Center, the golf courses, beaches, and Diamond Peak Resort.

The document is organized into six chapters and describes the condition of the existing community services, summarizes community input and needs, balances feedback with professional assessments and recreation trends, and evaluates potential opportunities to address needs by describing best practices and conducting site testing. A series of top tier and second tier recommendations are identified to move forward in the final chapter of the Master Plan. Overall, the highest priority is for the District to focus on continuing to provide the high-quality facilities and services it currently offers. As partnerships and funding become available, additional projects that have been identified or listed as aspirational may be considered to move forward.

The Master Plan is a long-range plan. It provides a road map for maintaining and/or revitalizing existing community amenities and/or expanding venues to provide features to meet community needs. It celebrates what the District has achieved and outlines opportunities for enhancing community services to residents and their immediate guests.



A road map to maintain and/or reinvest in community services to meet the needs of the Incline Village/Crystal Bay community

Executive Summary



1 | Introduction

Vision, Goals, & Plan Elements



Vision and Mission

Community services include all of the services and facilities the Incline Village General Improvement District (IVGID or the District) provides to improve the quality of life for Incline Village and Crystal Bay residents. For many, recreation and proximity to the beauty of the Lake Tahoe region are essential elements of their well-being. IVGID's mission to "deliver exemplary recreational experience...while striving for fiscal and environmental sustainability" reflects this importance.

"deliver exemplary recreational experience...while striving for fiscal and environmental sustainability"

Incline Village and Crystal Bay border Lake Tahoe's northeastern shoreline in Nevada. The communities are nestled between public lands and Lake Tahoe. State Route (SR) 28, one of the nation's first National Scenic Byways, links the two communities. U.S. Forest Service lands border the District's northern, western, and eastern boundaries and Lake Tahoe Nevada State Park lies to the southeast. The District's proximity to nature's beauty and recreation opportunities draws young families and retirees who have a deep appreciation for the environment and enjoy the social connections formed by their use of the District's community services.

The Community Services Master Plan (Master Plan) is a long-range plan that provides a road map for maintaining and/or revitalizing existing community amenities and/or expanding venues to provide features to meet community needs. It encompasses recommendations from previous assessments and planning documents for facilities such as the Tennis and Pickleball Center, the beaches, and Diamond Peak. The Master Plan is based upon the best practices and trends for parks and recreation, while prioritizing community needs and the particular characteristics for Incline Village and Crystal Bay residents.

The Master Plan celebrates what the District has achieved and outlines opportunities for enhancing community services to residents and their immediate guests.

IVGID Community Services

- *Beaches*
- *Parks, Fields, and Open Spaces*
- *Recreation Programs*
- *Recreation Center*
- *Tennis & Pickleball Center*
- *Golf Courses*
- *Diamond Peak Ski Resort*



Goals

The Incline Village Parks and Recreation Department offers community members and visitors, regardless of age, background, or social circumstances, the opportunity to enjoy well-maintained, beautiful parks, athletic fields, and trails. In addition, community members and visitors can experience a wide range of outdoor/indoor activities, classes, events, and programs as well as membership participation in a full-service Recreation Center with a pool and a Tennis and Pickleball Center.

The Master Plan centers on six key project goals that are a combination of community input and the missions of IVGID and the Parks and Recreation Department. The focus of enhanced community services is first for residents and their immediate guests. Where capacity exists (occasions when fields, parks, and other facilities or programs are not being used by residents), the District makes the facilities available to visitors in order to use that revenue to offset costs to residents.

The six key project goals of the Master Plan are as follows:

- 1 Provide opportunities for residents to maintain and improve their health.
- 2 Promote a more beautiful community and greater sense of place.
- 3 Provide recreational, social, and health strengthening opportunities with a focus on older adults, children, and teens.
- 4 Respond to the needs and priorities of residents and their immediate guests.
- 5 Address the best practices and needs of the District and its particular demographic and environmental considerations.
- 6 Strive for fiscal and environmental sustainability.

Survey respondents identified providing opportunities for improved health, promoting community beauty/sense of place, and providing recreational and social opportunities as primary purposes of IVGID Community Services.

Plan Elements & Objectives

Over the next 10 to 20 years, IVGID should focus on improvements in five areas in order to meet community needs: trails; parks, open space, and snow play; fields; built facilities; and programs. Objectives within each of the elements describe concepts that could enhance the system. Analysis and Site Testing (Chapter 4) starts on page 28 and describes key findings which led to the development of the objectives. Chapter 4 also includes a set of conceptual plan scenarios used to evaluate how resources could be used to meet recreation needs.

Chapter 6 (The Plan) summarizes the priority recommendations and refers to other recommendations made through related recreation and facility planning documents.

Trails

Provide opportunities for community interactions and socialization along a connected linear park system that encourages walking and biking and provides places to stop and gather.

Support trail planning of the high country to identify appropriate uses and locations. Determine appropriate access points, while respecting neighborhood needs and addressing parking issues.

Develop a visually attractive wayfinding program for IVGID facilities and trail system.

Parks, Open Space, & Snow Play

Address unmet community needs for park uses.

Reorganize park uses to minimize user conflicts and maximize the use of existing parks.

Enhance the area's sense of place by considering opportunities for parks to be "community hubs" and designing "streets as parks".

Continue to reinvest in existing facilities to address deferred maintenance and provide quality facilities.

Implement recommendations from the *Beaches Recreation Enhancement Opportunities Plan*.

Implement recommendations from assessments of the golf courses.

Consider opportunities for winter recreation (such as an ice rink) and snow play near The Chateau at the Championship Course and other locations.

Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.

Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.

Fields

Increase field inventory to accommodate scheduling for existing and future programs and continually review to identify needs and issues.

Construct dedicated rectangle fields with a range of sizes to serve youth and adult needs.

Consider both short- and long-term costs and benefits prior to the selection and utilization of synthetic turf and lighting.

Built Facilities

Renovate and/or expand the Recreation Center or develop additional recreational buildings on the existing Recreational Center campus in order to address the lack of meeting room space, over use of the gymnasium, inadequate exercise and fitness studios, and conflicting needs of aquatic users.

Reinvest in existing facilities such as The Chateau and Aspen Grove to better support rentals and outdoor uses.

Implement the *Diamond Peak Master Plan*.

Implement recommendations from the *Tennis Center Facilities Assessment and Master Plan*.

Programs

Grow opportunities for children, youth, seniors, and wellness/fitness.

Develop a Recreation Program Plan to identify program priorities and track trends to adjust programming and leverage services offered by other individuals or organizations.

Consolidate indoor programs and services into the Recreation Center, as appropriate.

Increase emphasis on partnerships with other community groups and organizations.

2 | Plan Purpose

**Importance of Community Services
Public Engagement Highlights**

Community Services Planning



The Community Services Master Plan provides a decision-making framework to guide what IVGID Community Services should provide to best serve its residents over the next 10 to 20 years.

Community Services encompass the Beaches, Parks, Recreation Programs, the Recreation Center, the Tennis and Pickleball Center, the Golf Courses at Incline Village, and Diamond Peak Ski Resort.

The last master plan effort was in 2000 when the Incline Village Recreational Facilities Master Plan was completed. Updating these plans every ten to fifteen years is a good practice as it provides a road map for maintaining and/or revitalizing the existing community amenities and/or expanding the venues to provide new features based on community needs.

The goal is to develop a long-range community services master plan to identify and plan for the future of community-driven recreation activities and facilities in Incline Village and Crystal Bay. To date, IVGID has undertaken significant efforts to assess many of the existing recreation facilities and operations and has developed planning documents, by venue, that identify the capital maintenance needs as well as the operational enhancement and future infrastructure investment opportunities. Throughout this project, public meetings and community surveys were conducted to assess expectations, help set priorities, evaluate the opportunities for additional/expanded recreational offerings and facilities, and if identified, assess the community's willingness to fund new or different facilities and programs. Ultimately, this process hopes to identify what IVGID Community Services should be to best serve its residents in the next 10 to 20 years.

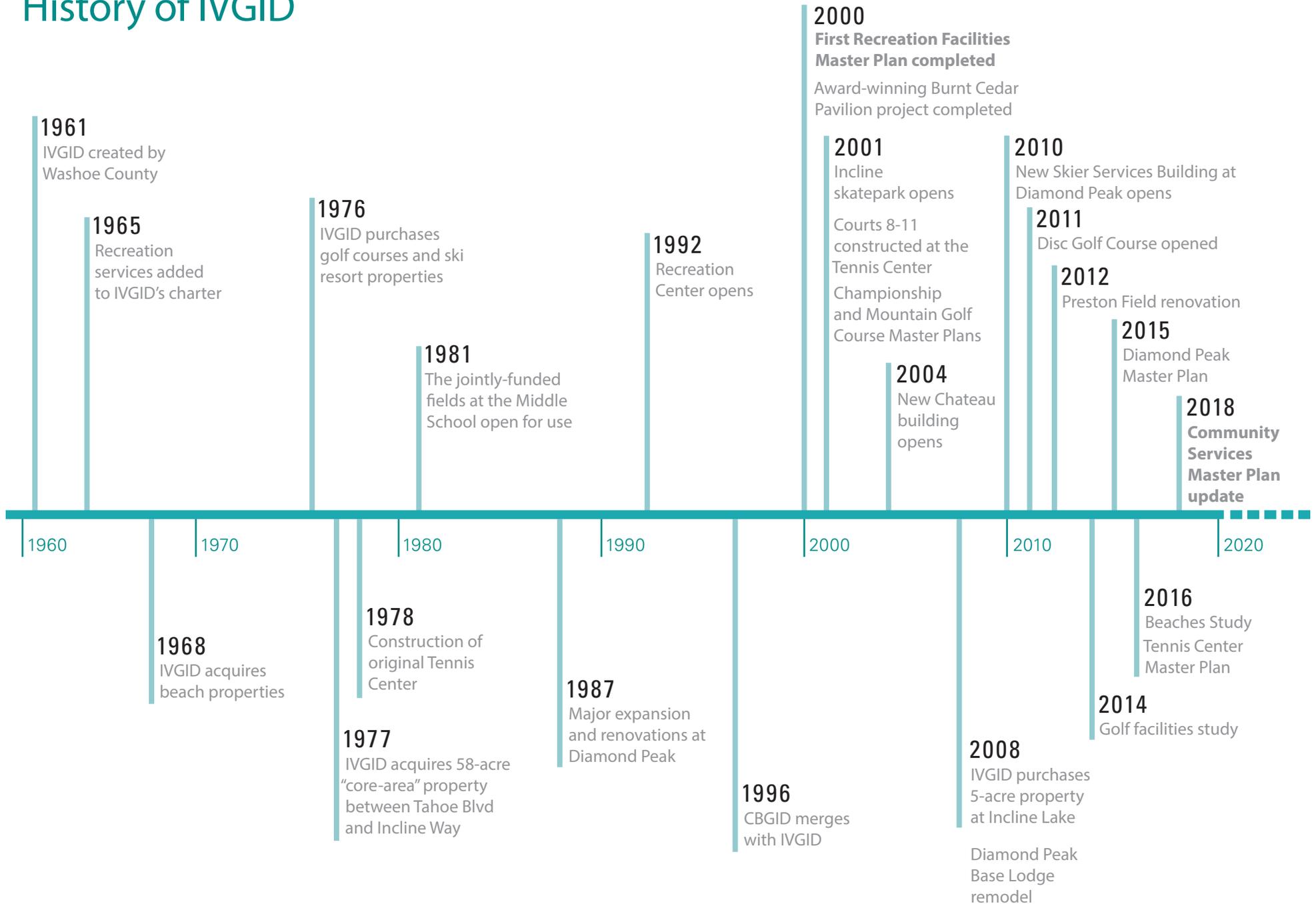
HISTORY OF IVGID

In 1960, the Crystal Bay Development Company acquired 9,000 acres in "Incline Valley" and began developing plans for a "superior residential, cultural, and resort community". The 1961 economic report stated that "careful consideration has been given to planning Incline Village in order to emphasize the advantages of its setting and to provide the most desirable arrangement of its community and resort facilities for the benefit of its residents and guests... The basic concept for Incline Village is that of a new residential and resort community to provide a full spectrum of community facilities and recreational opportunities."

Over the past five decades, many facilities have been constructed for the purpose of providing a wide variety of year-round recreation opportunities for the residents and property owners of Incline Village and Crystal Bay.

The Incline Village General Improvement District (IVGID) was established in May of 1961 as a local government under Nevada State law. Its charter was to provide basic utility services for Incline Village and Crystal Bay. Recreation services were added to the charter in April of 1965. IVGID determines what facilities and services it should offer that will preserve or enhance the general health, safety, and welfare of the community.

History of IVGID



Importance and Benefits of Community Services



Public spaces encourage physical activity, connect people to nature, and provide respite from daily life and stress.

Parks, trails, and open space play an important role in keeping communities thriving and healthy. With growing rates of public health concerns like obesity, heart disease, and mental health, providing access to quality public open space and recreation is a vital component to promoting the well-being and longevity of our communities. These public spaces encourage physical activity, connect people to nature, and provide respite from daily life and stress.

Parks and trails also contribute to placemaking and help to create Incline Village and Crystal Bay's distinct identities. Recreation spaces are often community focal points and sources of great pride that preserve cultural and natural resources. Parks offer enormous social capital by providing spaces to gather, celebrate, and recreate. Their public accessibility plays an important role in advancing social equity.

The environmental benefits of open space are especially relevant in the natural surroundings of the Tahoe Basin. Parks promote biodiversity and provide great ecological value. The increased vegetation and tree canopy improves air and water quality, reducing urban heat-island effect and stormwater runoff. The immense acreage of preserved open space in the Tahoe Basin reduces the amount of buildable land, maintains a lower population density, and helps ensure public lands will remain accessible in spite of nationwide and regional growth trends.

Green space is an important quality of life factor that people are willing to pay for. An ongoing study from the Trust for Public Land finds that approval rates exceed 75% for voter-supported bond measures that provide funding for open space conservation and acquisition (National Recreation and Parks Association). These parks and open spaces, in turn, increase property values and improve the tax base by attracting new residents and businesses to the area who consistently cite quality parks systems as a major reason for relocating.

Public Engagement Highlights

Identifying how community services can meet needs and provide high quality recreation opportunities starts with the residents themselves. A variety of engagement methods were used:

- Focus group meetings with “super users”
- IVGID staff interviews
- Public workshops in both winter and summer seasons
- Statistically-valid mail/email survey
- Open participation on-line survey with hard copies available at the Recreation Center
- Input from IVGID’s Board of Trustees

These engagement methods collected the input of over 1,500 residents. The goal was to gather public opinion through multiple avenues to capture responses ranging from the casual user, to the seasonal homeowner, to the highly involved daily user. Generally, these meetings and surveys found that residents are happy with the services provided by IVGID and rank the quality as excellent or very good.

Survey questions were asked during the two public workshops. A statistically valid survey was mailed and emailed to a random sampling of parcel owners. An on-line version of the survey was available to the broader public. These questionnaires sought more detailed input from the community about how often they use services, what they thought worked well, and where were the potential issues. Responses from these surveys were used to identify the major priorities of concern and opportunity for the recommendations within this Master Plan.



Public Engagement at a Glance - a quick summary of the engagement opportunities that occurred during the process of this Master Plan update.

3 | Our Community

**What We Have
Who We Are
Trends & Needs**

What We Have

The parks and open space system available to residents and visitors in Incline Village and Crystal Bay helps define the community's identity. IVGID owns or manages over 1,500 acres of parks and open space accessible to its users. The system is a vital part of the community fabric that attracts new residents to the area and keeps locals here for a lifetime.

IVGID's park properties provide a wide array of recreation activities for all ages. IVGID's facilities include three restricted-access beaches, two golf courses, a ski resort, four multi-use ball fields, 11 tennis and pickleball courts, a recreation center, a community center and event space, playgrounds, multi-use lawns, bocce courts, a fitness trail, and disc golf. Committed to catering to the specific recreation needs of the community, IVGID also offers over 100 programs, classes, and clinics year-round.

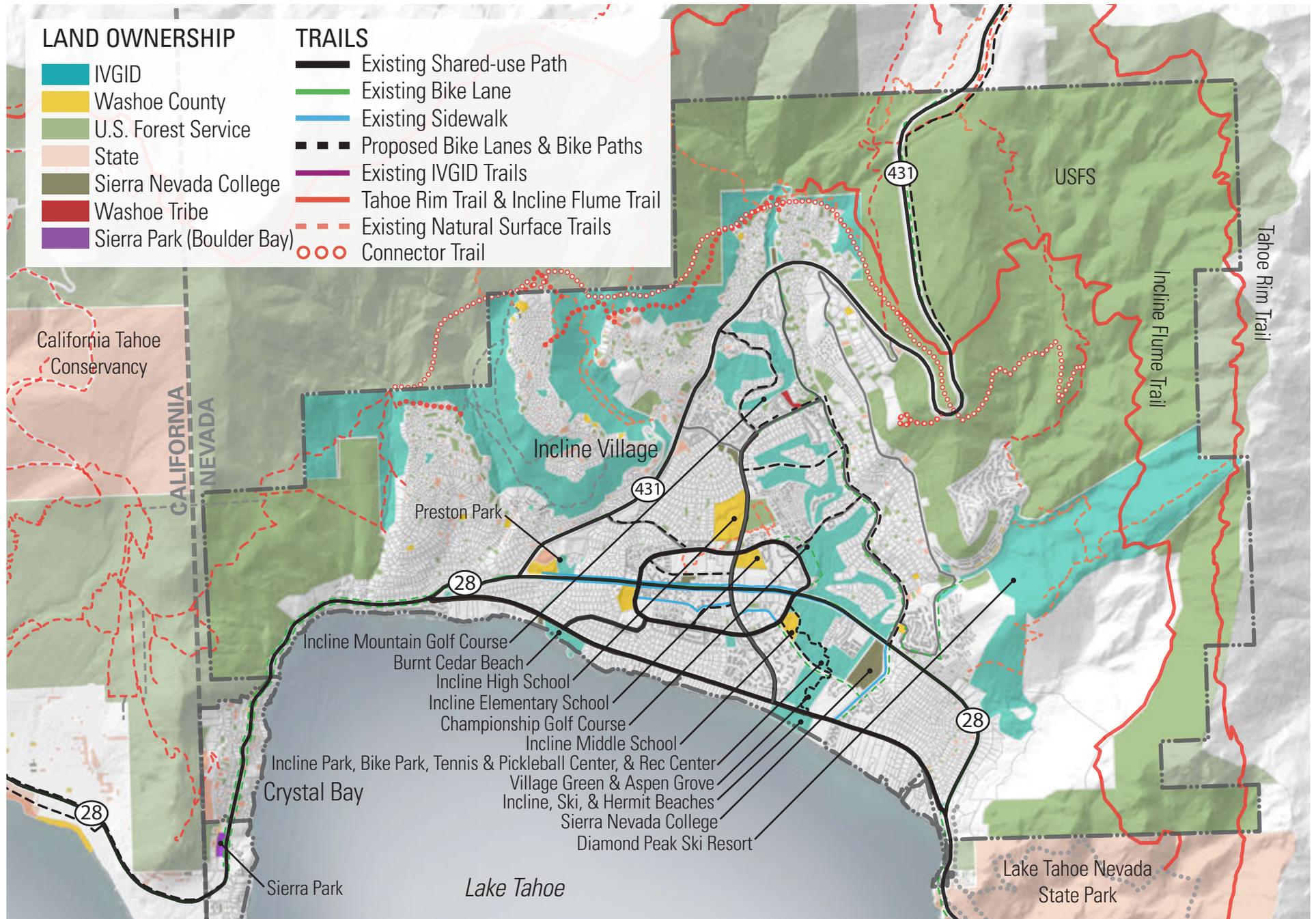
The Incline Park, Incline Bike Park, Village Green, and Recreation Center properties – IVGID's "core area" – also provide a natural surface trail network that laces together the many fields, facilities, and recreation activities found in that area.

Together, each of these elements create a thriving parks and recreation system that provide the residents of Incline Village and Crystal Bay with spaces to exercise, socialize, relax, and connect to the stunning natural surroundings of Lake Tahoe.



IVGID owns or manages over 1,500 acres of parks, beaches, golf courses, ski resort, and open space.

Parks, Trails, and Open Space



Parks & Open Space - Inventory Matrix

PARK	SIZE (acres)	FACILITIES									AMENITIES										FURNISHINGS									
		Concession Building	Restrooms (not sanihuts)	Off-Street Parking	On-Street Parking	Lighting (Field & Court)	Group Picnic Area	Plaza/Hardscape Area	Full-Service Restaurant	Meeting Space Rental	Playgrounds	Skatepark	Bocce Ball Area	Tennis & Pickleball Courts	Basketball/Gymnasium	Volleyball Court	Baseball/Softball	Football	Soccer	Multi-Use Field	Swimming Pool	Exercise Equipment	Trails	Boat Ramp	Benches	Bike Racks	Barbecues	Picnic Tables	Drinking Fountain	Trash Receptacles
PRESTON FIELD	5.49		●	●		●	●			●						●		●	●					●		●	●	●	●	●
VILLAGE GREEN	17.97		●	●	●		●											●	●		●	●		●	●	●	●	●	●	●
ASPEN GROVE	3.39		●	●			●																			●	●		●	●
TENNIS AND PICKLEBALL CENTER	18.37	●	●	●								●												●		●	●	●	●	●
REC. CENTER	16.17	●	●	●					●				●	●						●	●			●	●		●	●	●	●
INCLINE PARK	20.59		●	●		●	●				●		●		●			●	●					●	●	●	●	●	●	●
INCLINE BEACH	5.90	●	●	●	●		●			●														●	●	●	●	●	●	●
SKI BEACH	7.93		●		●						●				●								●			●	●		●	●
BURNT CEDAR BEACH	9.04	●	●	●	●		●			●					●					●				●	●	●	●	●	●	●
DIAMOND PEAK	363.4	●	●	●																				●			●	●	●	●
CHAMPIONSHIP GOLF COURSE	134.0	●	●	●				●	●															●			●	●	●	●
MOUNTAIN GOLF COURSE	68.98	●	●	●																				●			●	●	●	●
INCLINE ELEM. SCHOOL	8.69			●						●			●						●					●	●			●	●	●
INCLINE MIDDLE SCHOOL	6.00			●									●											●	●		●		●	●
INCLINE HIGH SCHOOL	22.50			●		●						●	●			●			●					●	●			●	●	●
WEST & EAST PARKS	1.87																							●				●		●
SIERRA PARK (IN BOULDER BAY)	2.7			●																				●			●		●	●

Who We Are

Planning for the future of parks, trails, and open space requires understanding the people who use the system today and anticipation of population changes in the future, including age group compositions, income levels, residency, and the community's racial/ethnic diversity. The significant trends and implications for parks and recreation in the IVGID service area include age, residency, income, tourism, and race.

AGE

Looking at age segments, the IVGID service area has an older population, with a median age of 48.5. For reference, Nevada's median age is 36.9 and the U.S. median age is 37.4. In 2016, 23.1% of the population was 65 or older. In 2021, that percentage will increase to 27.3%. National and statewide trends describe similar situations with an aging population and the tendency for young adults to move to urban areas.

Seventeen percent of Incline Village residents and 7% of Crystal Bay residents are below the age of 18. Washoe County school enrollments in Incline Village/Crystal Bay has declined from 2013/2014 to 2017/2018 school years. This trend mirrors California and Northern Nevada demographic changes. The *2017 Nevada Education Data Book* shows that California projects an enrollment decrease of 1.4% from 2013-2025. Washoe County school enrollment decreased 2% from 2006/2007 to 2015/2016. Carson City and Douglas County saw similar decreases.

From 1998/1999 to 2011/2012 Washoe County's Incline Village school enrollment declined 39%. It stabilized from 2012/2013 to 2013/2014 and then began decreasing again in 2014-2015.

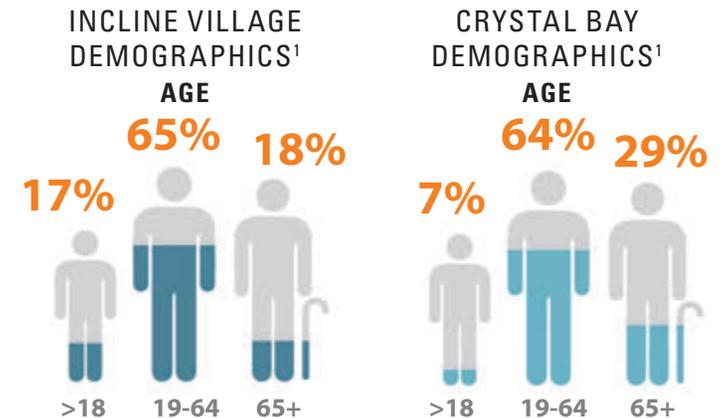
IVGID's community services should continue to evaluate enrollment numbers and adjust programming and facilities accordingly. Seniors appreciate walking loops, outdoor fitness opportunities, and the ability to easily access and appreciate the outdoors. A strong system of recreation offerings can also help attract families and others who appreciate the lifestyle and access to open space that Incline Village and Crystal Bay offer. Children require opportunities to establish life-long connections to nature through both structured and unstructured play and recreation that may include sports and exploratory play. Survey respondents reinforced the need for programming and parks to provide for children, especially since many second homeowners may have their children and grandchildren visit and recreate during the summer.

RESIDENT STATUS

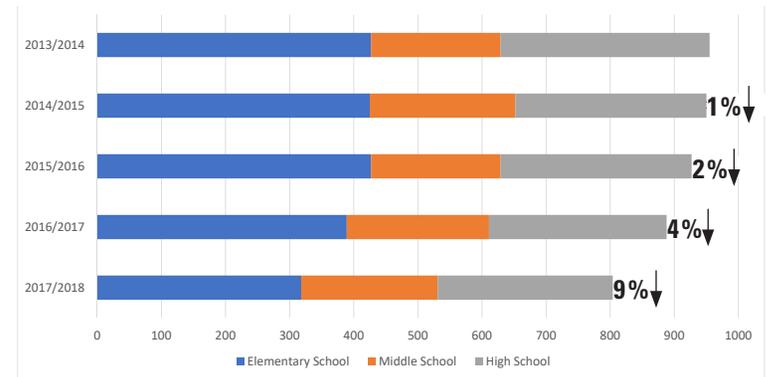
While Incline Village is the second largest community around Lake Tahoe (the population was 8,777 according to the U.S. 2010 Census), there are a large percentage of second home owners in the area. Approximately 3,483 (46.5%) of the 7,486 housing units in Incline Village are used for seasonal, recreational, or occasional use (ACS 2011 5-year, tables: DP04, B25004). However, water and sewer usage patterns suggest this number might actually be closer to 60 percent*. Although second homeowners may visit year-round, most return to the area during the summer months, reflected by an increase of residents during May and June.

* Specific data for use patterns of second homeowners, like days stayed per season, number of guests they host, or preferred leisure activities, were not available for this document.

¹ Demographic data provided by the U.S. Census Bureau and the Environmental Systems Research Institute, Inc. (ESRI), acquired in March 2018. The data reflects actual numbers reported in the 2010 Census, and Incline Village and Crystal Bay estimates for 2016 and 2021.



SCHOOL ENROLLMENT



RESIDENT STATUS



Who We Are

The distribution of year-round and seasonal residents has implications for community services. Some typical parks and recreation trends may not be as applicable for seasonal residents. However, IVGID must serve its permanent population, which includes young families who need access to more traditional park and recreation facilities. Therefore, the District should accommodate those uses, but do so based more on actual use and projected demands instead of national standards that may be less relevant.

INCOME

Incline Village and Crystal Bay both have median household incomes that are much higher than the national median household income of \$54,149, with a combined median income of \$69,486 for the two communities. Additionally, the median home value for the area is \$790,120, with 30 percent of homes valued at over \$1 million. Median income levels and home values indicate a wealthier population that may have more leisure time and expect superior levels of recreation facilities and programs. IVGID should continue to have exceptional service levels as part of their District vision and mission.

TOURISM

The North Lake Tahoe Visitor's Bureau (NLTVB) reports that summer is the busiest season for tourism, with 48% of annual visitors coming to north Lake Tahoe during these months. Second is winter with 22% of vacationers, followed by fall at 17%, and then spring at 12%. The tourist demographic tends to include more families with children during the summer and older or retired couples during the winter. The majority of the tourists visit from California, staying for longer durations the further they traveled, and visited to sightsee, hike, shop, and dine.

The opportunity for IVGID to offer facilities that are otherwise not being used to their residents' guests and other community visitors allows the District to generate revenue to defray costs that would otherwise be born solely by the community members. The District should continue to balance operations by first meeting resident needs and then identifying excess capacity opportunities for funding sources.

INCLINE VILLAGE DEMOGRAPHICS¹

MEDIAN INCOME



\$70,964

CRYSTAL BAY DEMOGRAPHICS¹

MEDIAN INCOME



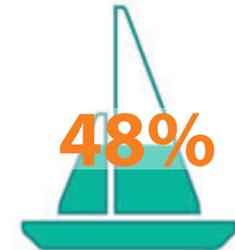
\$64,864

TOURISM



12%

Visit in the
Spring



48%

Visit in the
Summer



17%

Visit in the
Fall



22%

Visit in the
Winter

Who We Are

RACE

The ACS 2016 population estimate for IVGID service area reveals the area's current population predominantly identifies as White (85.8%) with 18.7% who identify as Hispanic/Latino origin. The projections for 2021 anticipate the racial distribution to remain relatively unchanged, with a slight decrease in the White demographic, coinciding with a slight increase in population for Hispanics (increase to 20.5% of the population in 2021).

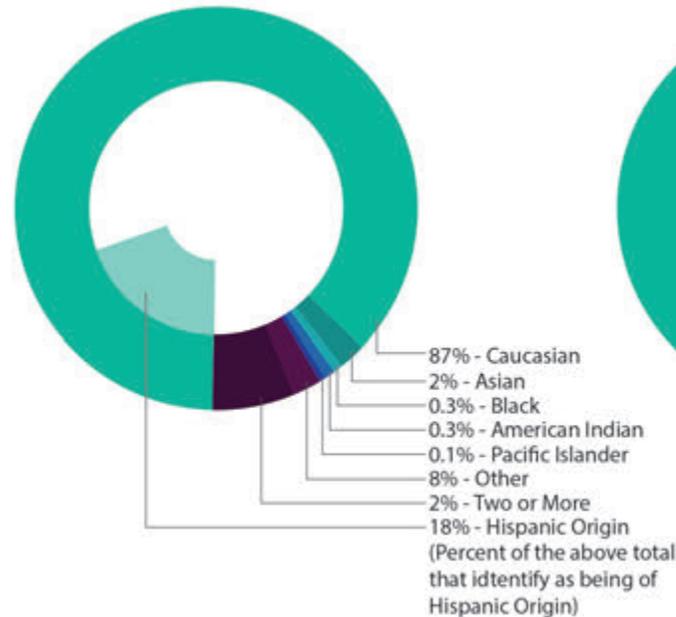
This demographic shift is consistent with trends throughout the state and other parts of the country and is an important factor when planning for parks. For example, the 2016-2021 Nevada Statewide Comprehensive Outdoor Recreation Plan (SCORP) reported trends toward diversity, specifically with an increase in Hispanic/Latino populations. The Nevada SCORP noted that Latinos spend more per capita on outdoor gear than any racial group, including Whites, and that they consistently express deep attachment to public lands.

In consideration of neighboring states, the California SCORP describes that park usage amongst the Hispanic population includes day-use visits to outdoor recreation sites close to home in order to spend time with nuclear and extended families. Average group sizes range from eight to fifteen people, and these gatherings can last anywhere from six to ten hours.

The District should recognize the community's increasing diversity which has implications for the types of sports and programming offerings and the need to accommodate larger group gatherings in their parks.

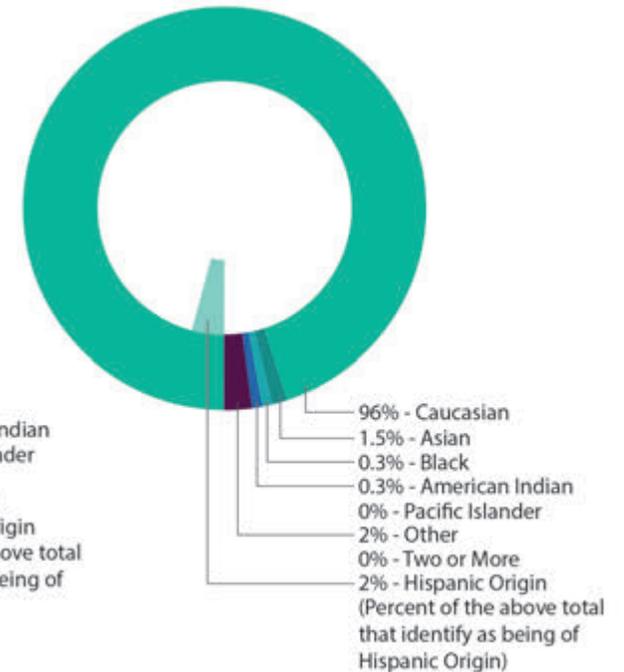
INCLINE VILLAGE
DEMOGRAPHICS¹

RACE



CRYSTAL BAY
DEMOGRAPHICS¹

RACE



Trends

TRENDS

Although the Incline Village/Crystal Bay community is distinct from other cities around the country, there are trends IVGID should consider as it plans for community services over the next 10 to 15 years. In addition to the previously discussed regional and national demographic trends, following are trends seen in other resort communities and nationally which may influence the Incline Village/Crystal Bay community:

- Trail systems (both paved and unpaved) to serve a range of uses and experience levels
- High quality playing fields to accommodate more use hours and enhance safety
- Dedicated dog parks
- Bocce
- Lacrosse
- Pickleball
- Adaptive/inclusive playgrounds
- Adventure playgrounds and “exploratory” play
- Splash pads
- Bike parks and pump tracks
- Beach volleyball
- Indoor play fields
- Multi-generational parks and community centers
- Recreational or leisure aquatic centers
- Growth in size of community recreation centers (average size is between 70,000 and 80,000 SF)
- Indoor field houses with artificial turf to support field sports

Additional trends are described in Chapter Three as they relate to key takeaways and recommendations for park and field elements and built facilities.



What We Need

INCLINE VILLAGE/CRYSTAL BAY COMMUNITY SERVICES NEEDS

Different communities have specific needs for parks and recreation. A combination of public surveys, meetings, workshops, and other engagement techniques were implemented to evaluate what IVGID residents need most.

Once all of these methods were completed, the results were tallied. The matrix on the following page shows how different program, facility, and operations needs stacked up. Across the top of the table are the parks and recreation needs in the Incline Village/Crystal Bay community and along the side are the six different assessment methods. Every time that a method identified a specific need, it was noted with a dot in this matrix. The method that carries the most weight is the Mail/Telephone Survey and professional best practices. The more a specific need is identified through the different assessment methods, the more confirmation there is that it is a high priority need.

Needs associated with previously completed plans, such as those for the beaches and the Tennis and Pickleball Center, are not included in the table. Their needs are identified and discussed in the previous planning documents.



What We Need

		PARKS, FIELDS & BUILT FACILITIES												PROGRAMS								OPERATIONS										
		DEDICATED DOG PARK	DEDICATED RECTANGLE FIELDS	BASEBALL/SOFTBALL FIELDS	WALKING PATHS/LOOPS	PLAYGROUNDS	COMMUNITY GATHERING SPACE	TRAIL CONNECTIVITY	CROSS-COUNTRY SKI TRAILS	NATURAL SURFACE TRAILS	MEETING AREAS (REC CENTER)	COURT/GYMNASIUM SPACE	FITNESS/EXERCISE FACILITIES (REC CENTER)	WARM WATER POOL	CHILD CARE PROGRAMS	YOUTH FITNESS/WELLNESS	YOUTH ATHLETIC LEAGUES	YOUTH SWIM PROGRAMS	TEEN PROGRAMS	ADULT FITNESS/WELLNESS	ADULT WATER FITNESS	ADULT 55+ PROGRAMS	TENNIS LESSONS/LEAGUES	NATURE PROGRAMS	COMMUNITY SPECIAL EVENTS	IMPROVE/MAINTAIN EXISTING FACILITIES	COORDINATION/PARTNERSHIPS	INTERNAL COORDINATION	STAFF TRAINING	CONSISTENT PROGRAM DELIVERY		
Needs Assessment Techniques	Focus Groups	●	●	●	●		●	●	●	●	●	●	●			●	●	●		●	●	●			●	●	●					
	Public Workshops	●	●		●			●	●	●	●	●	●	●	●	●		●	●	●		●		●		●	●	●				
	Mailed Survey	●	●		●			●	●	●			●	●	●	●	●	●	●	●	●	●			●	●	●					
	Online Survey	●	●		●			●	●	●			●	●	●	●	●	●	●	●	●	●	●			●	●	●				
	Recreation Trends	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				
	Site Assessments & Best Practices	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

4 | Analysis & Site Testing

- Trails & Connectivity 
- Parks, Open Space & Snow Play 
- Fields 
- Site Testing 
- Built Facilities 

Trails & Connectivity | Key Findings

EXISTING INVENTORY

- Existing separated shared-use paths parallel Mays Boulevard, Lakeshore Boulevard, Southwood Boulevard, and portions of Northwood Boulevard and Village Boulevard.
- A 5' wide, separated asphalt walkway parallels Country Club Drive from Sierra Nevada College to Lakeshore Boulevard.
- The 5' wide, separated asphalt walkway parallels Incline Way from Country Club Drive to the Incline Creek culvert.
- Sidewalks parallel both sides of SR 28 through the commercial zones of both Incline Village and Crystal Bay.
- The U.S. Forest Services owns and manages the forested mountains to the north, east, and west of the District. These lands have a number of existing and planned dirt multi-use trails. Two of the most significant natural surface trails include the Incline Flume Trail and the Tahoe Rim Trail. Both are primarily accessed from Mt. Rose Highway (SR 431). The Incline Flume Trail is popular with trail runners, mountain bikers, walkers, and hikers. The Tahoe Rim Trail allows hikers and equestrians to use the trail every day, while bike use is restricted to even numbered calendar days.

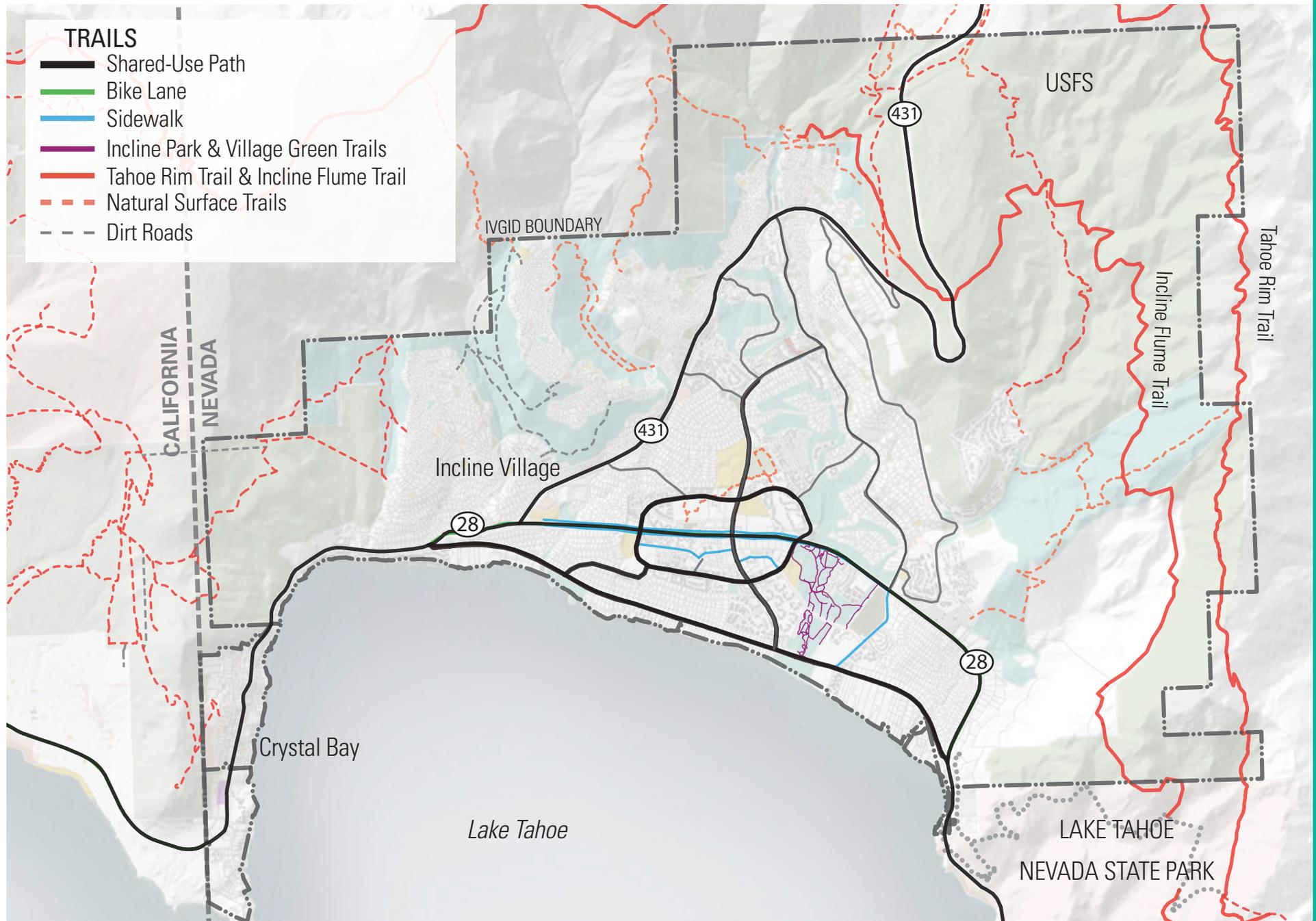
NEAR TERM PROJECTS

- Washoe County is planning to construct a bike path along Incline Way in the near future.
- Washoe County is planning to install a painted crossing with a pedestrian activated flasher, in the near future, that will connect Incline Park and Village Green as part of the Incline Way Bike Path.
- The first northern phase of the Lake Tahoe Bikeway, a paved, separated bikeway that will connect Crystal Bay to Stateline, Nevada, is under construction and will connect from Lakeshore Boulevard to Sand Harbor Lake Tahoe Nevada State Park.
- Future phases of the Lake Tahoe Bikeway could connect the western end of Lakeshore Boulevard to Crystal Bay.



A series of dirt trails are located within Incline Park and Village Green. Wayfinding and connectivity between the parks could be enhanced to link the fields, recreation center, park amenities, and the beaches from north to south.

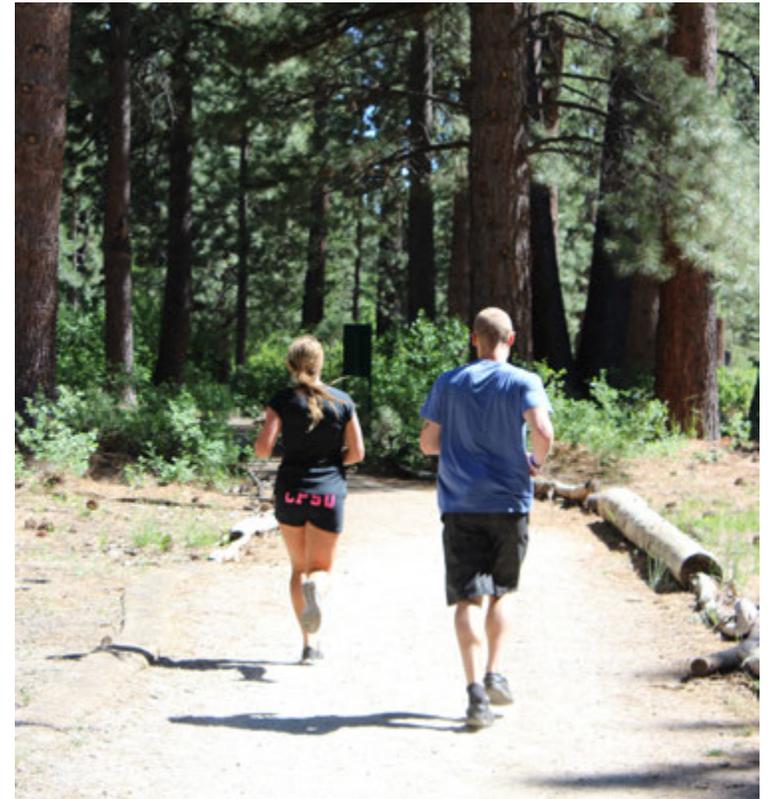
Existing Trails Inventory Map



Trails & Connectivity | Key Findings

EXISTING CHALLENGES AND OPPORTUNITIES

- IVGID parks and community facilities are not fully linked by a shared-use bike path system. Build out of the proposed shared-use bike path system would improve residents' connectivity to community facilities and provide desired recreation amenities.
- Survey results showed strong community support for additional trails. This mirrors regional and national trends of increased need for walking, biking, and trail running facilities.
- A large number of user created natural surface trails exist on IVGID's high country lands. However, the trails are not built to standards and are not being maintained. These trails could be enhanced and improper trails decommissioned.
- IVGID lands, creek corridors, and other public lands provide an opportunity to connect the park system, beaches, high country, and neighborhoods by a trail system.
- Washoe County is typically the lead agency in Incline Village and Crystal Bay for developing shared use bike path facilities (paved bike/pedestrian paths) near county roadways. IVGID could partner with the County or State agencies to move projects forward and leverage the construction of shared-use bike paths to create a fully connected park system and develop the corridors as a system of interwoven linear parks. TRPA/TMPO's 2016 Active Transportation Plan identifies shared-use bike path facilities as being proposed through Village Green and along the following roads:
 - » SR 28 from Northwood Boulevard west to Crystal Bay
 - » Alder Avenue
 - » Driver Way
 - » Fairway Boulevard
 - » Village Boulevard
 - » Golfers Pass Road
 - » Tanager Street
 - » Incline Way
 - » Northwood Boulevard
 - » McCourry Boulevard
 - » Ski Way
 - » Country Club Drive
 - » Old Mount Rose Highway
- See the Snow Play section on page 44 for challenges and opportunities related to Nordic trails.



A series of dirt trails are located within Incline Park and Village Green. Wayfinding and connectivity between the parks could be enhanced to link the fields, recreation center, park amenities, and the beaches from north to south.

Trails & Connectivity | Key Findings

TRAILS – A COMMUNITY PRIORITY AND GROWING TREND

Significant community support exists for enhancing IVGID’s trail system and connectivity. The responsibility for bike and pedestrian facilities within street rights-of-way is Washoe County’s. However, IVGID could partner with Washoe County and approach streetscape and trail design as part of a linear park system which could provide the enhanced visual quality and connectivity desired by residents. Focus group conversations and survey results showed a desire for the park system to add to the community’s sense of place and attractiveness.

The desire for greater trail connectivity and access to trails can be seen at local, regional, and national levels. More trails received the most support from survey respondents. 81% of survey respondents, strongly supported or somewhat supported more trails in the District, with 35% of the respondents strongly supporting trail development. The second most supported additional facility was cross-country ski facilities. 74% of survey respondents, strongly or somewhat supported a cross-country ski facility.

Support for trails (including paved bikeways and dirt multi-use trails) has been evidenced throughout the region. A 2017 Placer County survey found that 80% and 90% of respondents indicated hiking and walking for recreation in the last 12 months. Trail connectivity and additional multi-use trails were identified as top priorities for respondents.

At a national level, RCLCO, a national real estate advisory firm that publishes their research, documented that trails and corridors for walking, jogging, and biking consistently are one of the top features that set apart the top-selling master-planned communities. Other resort and peer communities, such as Tahoe Donner, Park City, Snowmass, and Mammoth, all have well-developed and highly used trail systems.

When developed, trails should be planned and designed to meet a range of user needs and access should be considered to minimize impacts to neighborhoods. IVGID has partnership opportunities with the U.S. Forest Service to support trail planning in upland areas. The District can also address user created trails in their upland open spaces to make trails more accessible and reduce erosion. Partnerships with Washoe County can be developed to move forward the paved, shared-use path system to link community destinations, parks, beaches, and residential areas.



81% of survey respondents strongly supported or somewhat supported more trails in Incline Village/Crystal Bay



Trails

Provide opportunities for community interactions and socialization along a connected linear park system that encourages walking and biking and provides places to stop and gather.

- Work with the State and County to address intersections and road crossings, including the crossing of Incline Way.
- Improve connectivity and walkability to IVGID facilities.
- Identify opportunities for trail connections within and between IVGID parks and open spaces and other public lands.
- Partner with the County and the State to implement the Active Transportation Plan and create a linear park system that enhances the community's visual appeal, provides pedestrian and bike amenities (benches, trash receptacles, bike parking, lighting, etc.), and encourages walking and biking to park and community facilities.

Support trail planning of the high country to identify appropriate uses and locations. Determine appropriate access points, while respecting neighborhood needs and addressing parking issues.

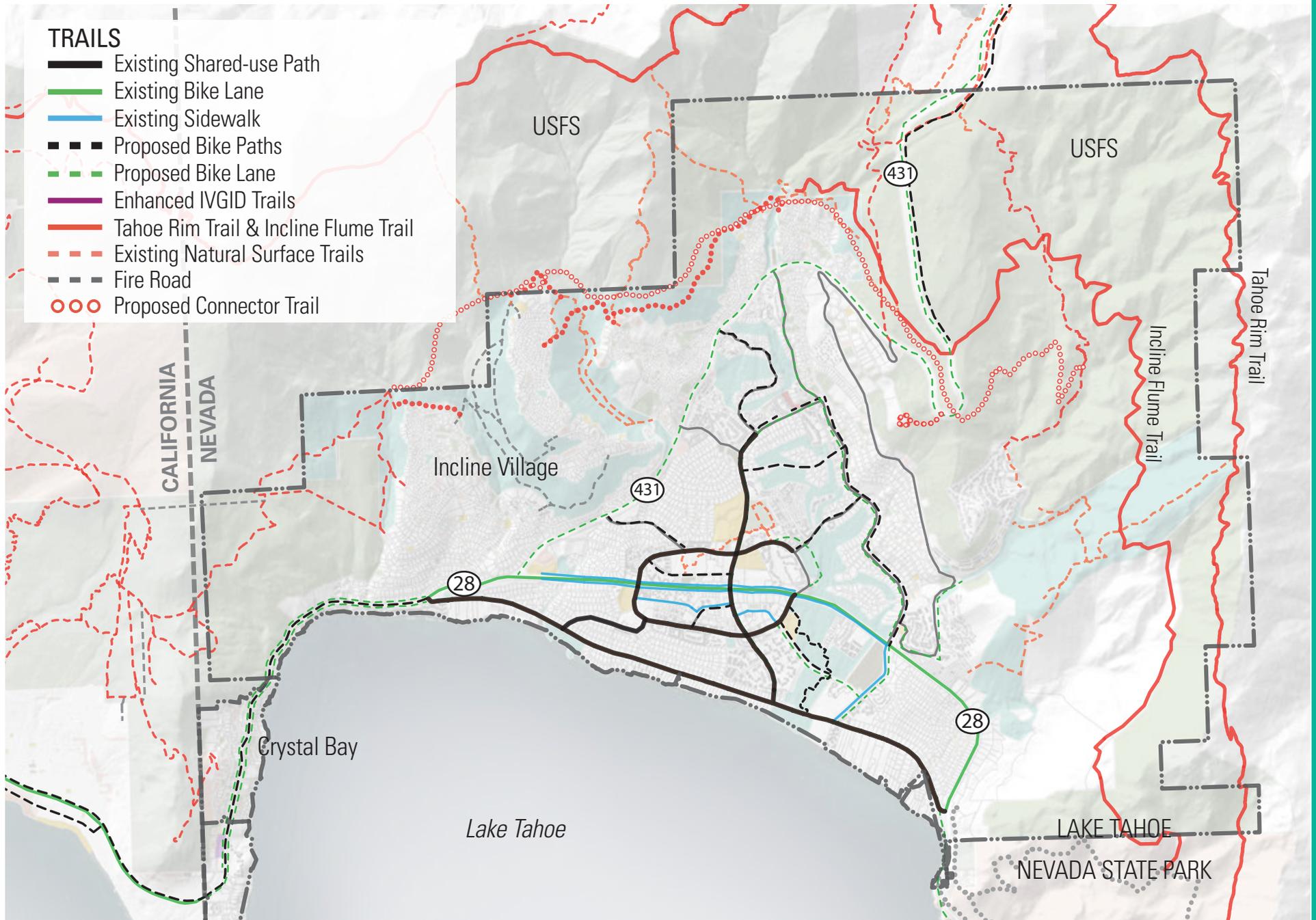
- Evaluate IVGID's trail system in the high country to bring trails up to standards. Organize and map the desired trail system and re-route or decommission trails where appropriate.
- Support proper trail planning on surrounding public lands to bring trails up to standards and re-route or decommission trails where appropriate.

Develop a visually attractive wayfinding program for IVGID facilities and trail system.

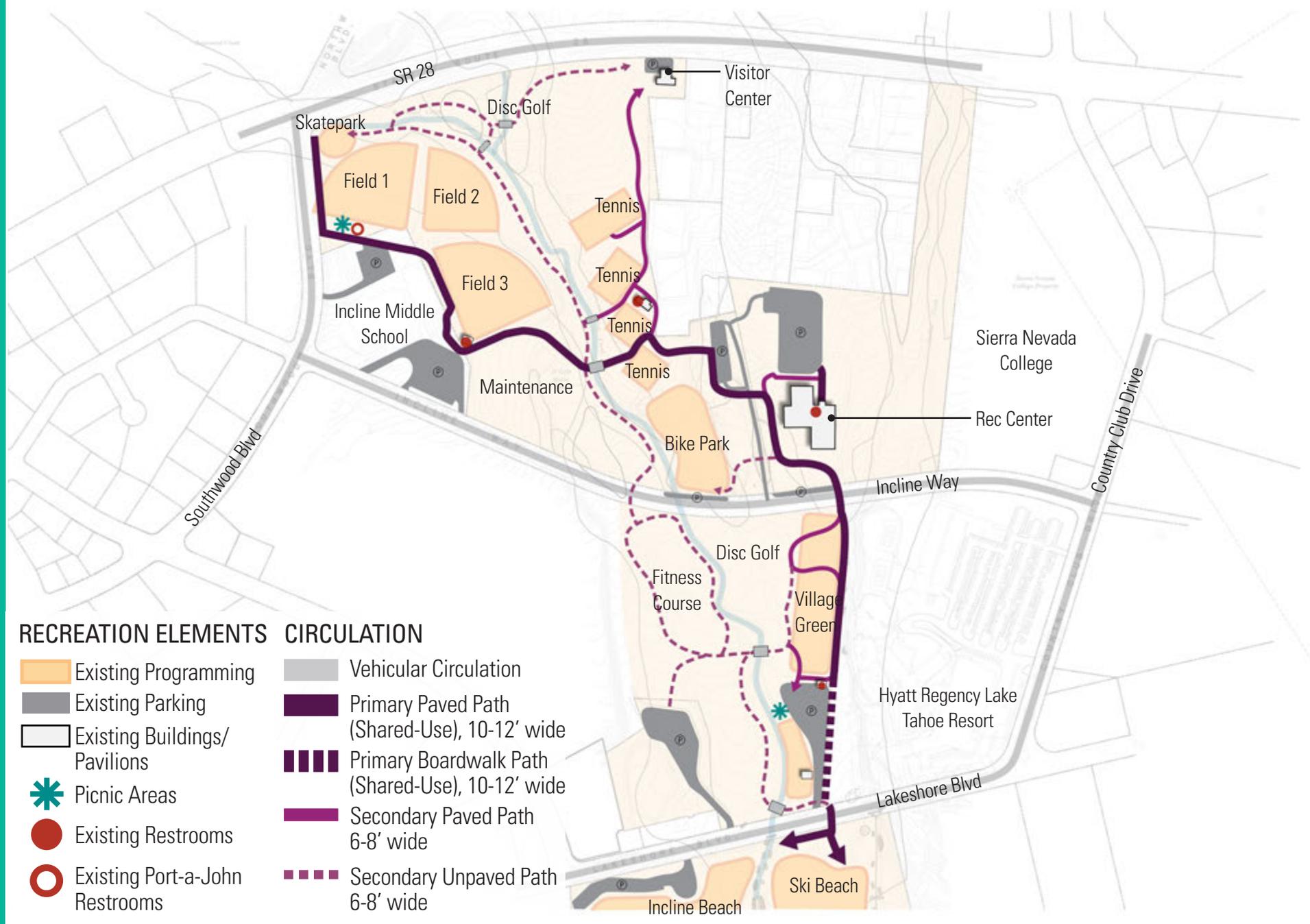
- Utilize consistent signage and materials to improve wayfinding while also elevating IVGID's brand recognition.

See the Snow Play section on page 44 for Nordic Goals and Objectives.

Trails & Connectivity Objectives Map



Trails & Connectivity | Park Connectivity Opportunities



Trails & Connectivity | Park Connectivity Opportunities

CONNECT INCLINE PARK TO THE BEACHES

A series of dirt trails work their way through Incline Park and through the forested areas of Village Green. This trail system could be formalized with clear signage. A hierarchy of trails could be developed to connect park elements and create a cohesive recreation campus. The resulting trail system could clearly link uses between the parks and encourage pedestrian access to the beaches.



Parks & Open Space | Key Findings

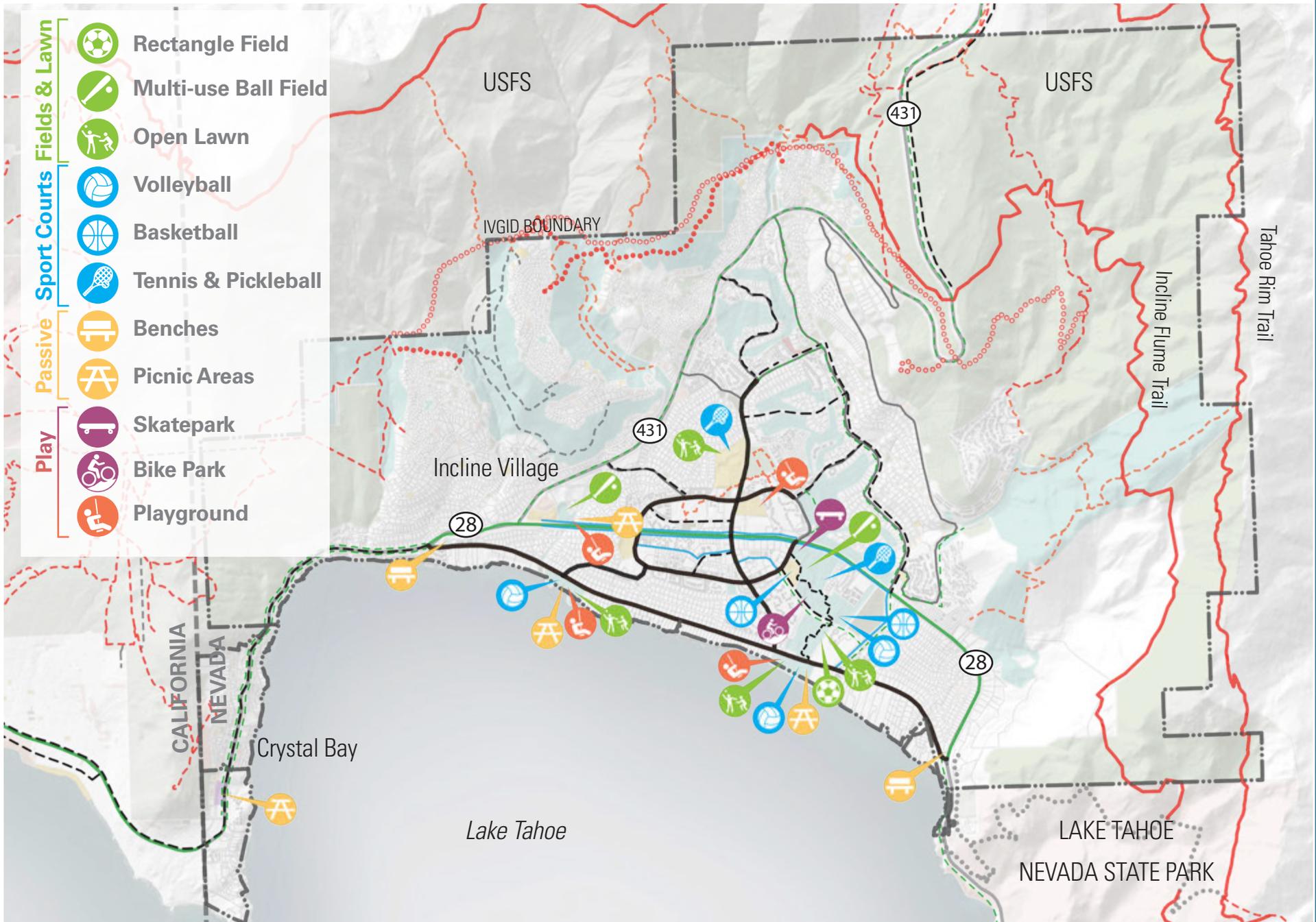
INTRODUCTION

The key findings related to IVGID's parks, open spaces, snow play, and fields are presented in this and the following sections. Each section begins with a summary of the key findings, including both professional best practice assessments of the uses/facilities and the community support for different uses. A set of recommendations are provided which describe how the District should consider addressing each of the opportunities and challenges discussed.

In order to understand how the District could physically accommodate the identified needs, a set of best practices related to the physical design and site requirements of the recommended uses and facilities are provided. Five sites were then site tested based on the site criteria required for each of the use and facility needs. Conceptual plans help to convey how the uses could be organized on the sites and to gain a high-level understanding of capital improvement costs. Because the needed uses could be accommodated at several different sites, five scenarios illustrate the potential arrangements of all of the uses among the five sites. The site testing does not indicate priorities, recommendations or final design. Rather the information is provided to guide community discussions and decision-making as the Plan is implemented. Chapter 6 presents the ideas according to community priorities.



Parks & Open Space | Key Findings



Parks & Open Space | Key Findings



Village Green features a large open lawn area. The park is used for soccer, a temporary dog park, community events, and for community gathering. The different user groups have the potential for conflict. Off-leash dog use is currently limited to certain dates to allow for community events and soccer games. A permanent dog park that allows year-round use by residents would be a beneficial improvement to the District's park system.

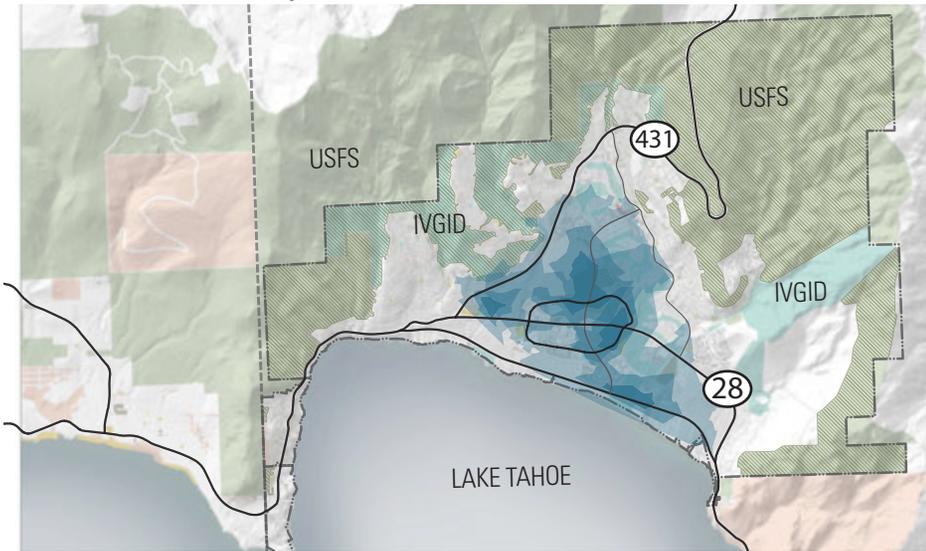
CHALLENGES AND OPPORTUNITIES

- Lack of a dedicated off-leash dog park.
 - » The use of Village Green as a temporary dog park was approved in 2004. Dog owners utilize the area to play with their dogs “off leash” during designated dates and times. The specific days and hours are identified every year and may vary depending on events and field use of the Village Green.
 - » Off-leash dogs in Village Green have the potential for conflict with children using the park for other informal play. Dedicated dog parks are typically fenced for liability considerations.
 - » Off-leash dog use at the Village Green is not the best use of the facility because best practice would require the facility to provide some fencing to separate users. The fencing would reduce the site's flexibility for event use and programming.
 - » Standards and best practices for dedicated dog parks can be found on pages 46-51.
- Lack of central community gathering area.
- Distribution and access to some park uses are limited.
 - » Some amenities, such as volleyball, bocce, and enhanced group barbecue areas are only available at the beaches where not all residents have access. Smaller group picnic areas are available at other parks.
 - » The only playgrounds are at the beaches (where not all residents have access) and Preston Park, which is not in a highly walkable location.
- Playground equipment is adequate, but does not have a lot of variety or respond to current trends in more exploratory or adventure type play.
- Site relationships between the Recreation Center, Incline Park, Village Green, and Incline/Ski Beach provide an opportunity to create a parks and rec “campus” which could also have a beneficial relationship with adjacent neighbors: Sierra Nevada College, the DW Reynolds Building, and the Hyatt.
- Incline Village has an engaged citizenry and opportunities for donations and sponsorships (examples with the disc golf, bike park, and field renovations).
- The skatepark is adequate but is not designed for multiple age groups/ability levels.
 - » The skatepark includes two bowls (one half-pipe and one quarter-pipe), a pyramid, and some street elements such as stairs, a rail, and a ledge. Elements are geared for teens and/or skaters with some experience. Incorporating a variety of elements for both beginners, young skaters and experienced skaters will enhance the facility.
- Boulder Bay, LLC developed Sierra Park in Crystal Bay, but the park has limited facilities and is constrained by topography. County funds totaling \$520,000 remained unused. The funding needs to stay in Crystal Bay and could be used for park improvements.

Parks & Open Space | Key Findings

The spatial distribution of parks and some of the key amenities and facilities within IVGID's parks are depicted in the following diagrams. Overall, most facilities are concentrated in the core area of Incline Village. IVGID's open space areas are distributed throughout the north and western parts of the community and Forest Service lands allow for trail access to upland areas. Walking distances of 1/4 mile, 1/2 mile, and 1 mile are shown as a network analysis based on trail, sidewalk, and low volume road connectivity.

WALKING DISTANCE | PLAYING FIELDS



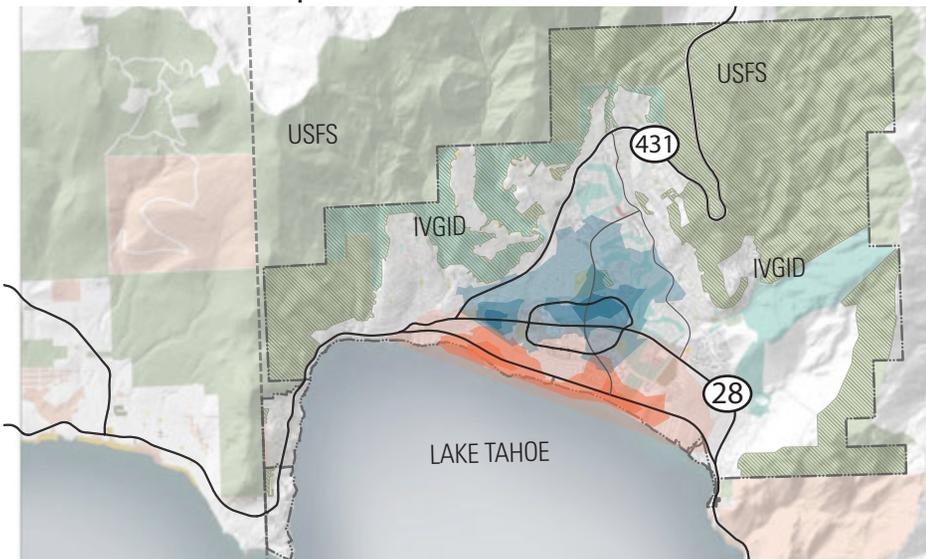
Playing fields for sports use are located at Preston Field, Incline Park, and Village Green. Washoe County schools also have play fields.

Legend

Playing Fields within IVGID Parks and Washoe County (WC) Schools

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WALKING DISTANCE | PLAYGROUNDS



Playgrounds are located in IVGID beaches, at Preston Park, and at Washoe County elementary school. Another centrally-located facility could be provided.

Legend

Playgrounds within IVGID Parks and Washoe County Schools

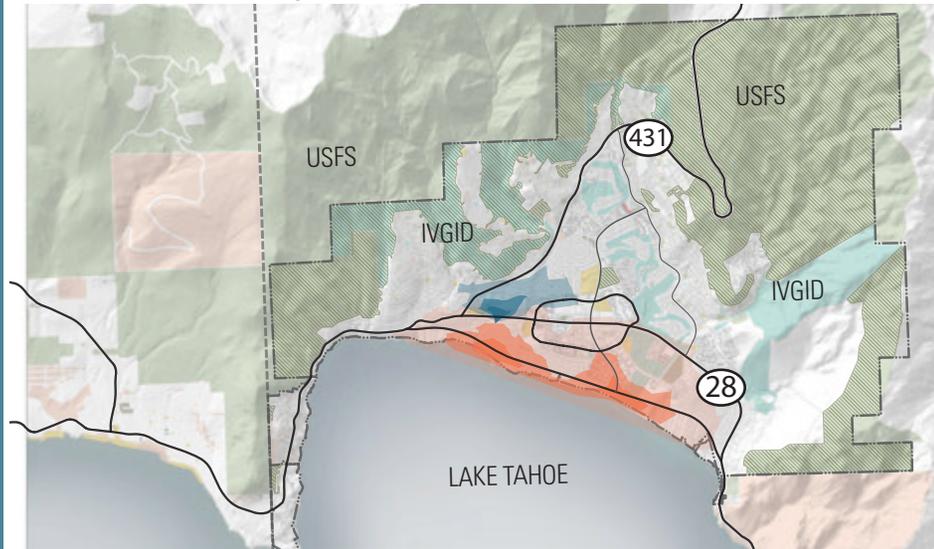
- 1/4 Mile
- 1/2 Mile
- 1 Mile

Playgrounds within IVGID Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Parks & Open Space | Key Findings

WALKING DISTANCE | GROUP PAVILIONS



The majority of the District's group pavilions are located within IVGID beaches. These facilities offer a great resource but are not accessible by all residents. The facility at Preston Park is well used, but another centrally-located facility could be provided.

Legend

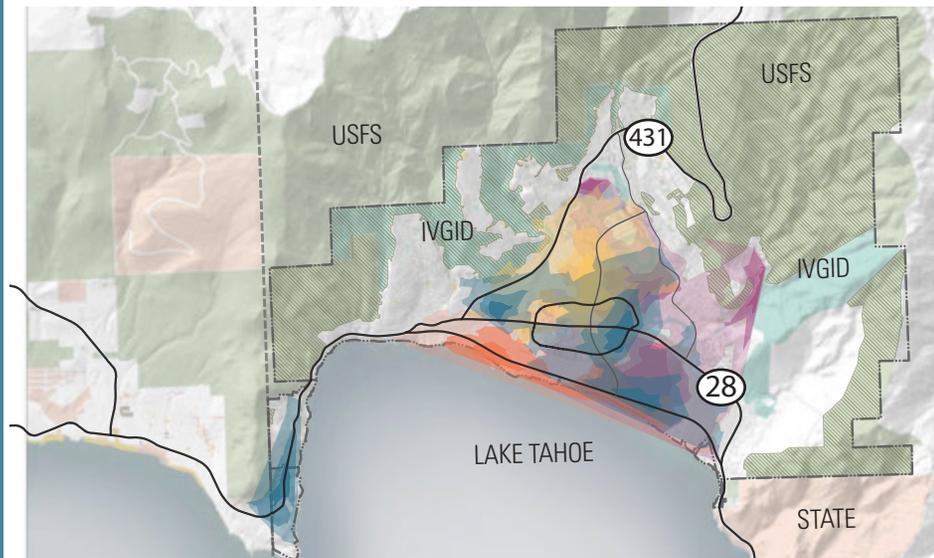
Group Pavilions within IVGID Parks

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Group Pavilions within IVGID Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WALKING DISTANCE | PARKS, OPEN SPACE, BEACHES & RECREATION FACILITIES



In consideration of the surrounding open space and open space parcels within IVGID neighborhoods, the Incline Village/Crystal Bay community is well served by the full system of parks and open space.

Legend

Parks & Open Space in IVGID

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Public Open Space

Beaches

- 1/4 Mile
- 1/2 Mile
- 1 Mile

WC Schools & Parks

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Recreation Facilities

- 1/4 Mile
- 1/2 Mile
- 1 Mile

Parks & Open Space | Key Findings

TRENDS AND COMMUNITY SUPPORT FOR DOG PARK, BOCCE, AND PICKLEBALL FACILITIES

Three of the nation's top trends for community parks are also highly desired facilities for Incline Village/Crystal Bay residents.

Dog Parks: Nationally, dog parks have increased in number by almost 90% since 2007. Almost 40% of U.S. households own a dog and providing a place to recreate off-leash is becoming more and more important. Nationwide, cities and towns are addressing the need for dog owners to have a place to recreate with their animals while also providing a place for neighbors to socialize while exercising their pet. Communities are accommodating the need by developing dedicated, single-use off-leash dog parks, allowing for some off-leash use in larger regional parks and along some trails where user conflicts are less likely and the dogs meet certain criteria (such as being under voice command), and allowing for on-leash use in other areas. User conflicts between young children and off-leash dogs should be avoided through design and site planning when possible. This trend and need is seen in Incline Village/Crystal Bay with 72% of survey respondents, strongly or somewhat supporting the development of a dedicated dog park.

Bocce: 63% of survey respondents supported developing additional bocce courts in Incline Village/Crystal Bay. Although one competition-sized court is located at Ski Beach, it is not accessible by all IVGID residents. Bocce is a social sport that is growing in the US, especially among active adults. Southern Nevada and other areas in the region have seen demands for multiple courts to be designed to allow for competitions. Courts have been associated with both public and private venues that offer a club-like atmosphere.

Pickleball: As described in the *2016 Tennis Center Facilities Assessment and Master Plan*, the number of pickleball facilities has doubled nationwide since 2010. It was first introduced to IVGID users at the Recreation Center during the winter months. Residents who were typically tennis players during the warmer months began playing pickleball in the gymnasium when it was too cold to be outside and its popularity and potential for growth in Incline Village/Crystal Bay grew from there. With the strong interest shown for the sport during the winter, it was decided to utilize space at the Tennis and Pickleball Center in the summer to give pickleball players year round opportunities. Similar to the support shown during the Tennis and Pickleball Center Facilities Assessment process, 51% of survey respondents for the Community Services Master Plan supported providing pickleball courts. Based on a thorough analysis and community and user outreach, the recommendation from the *Tennis Center Facilities Assessment and Master Plan* was to expand the schedule opportunities for pickleball, after consultation with the well-established user groups, including some morning time slots if desired. The plan also recommends that equitable pickleball fees be established to account for this increased dedicated court allocation and affirmatively acknowledge their full membership in the center.



72% of survey respondents strongly supported or somewhat supported a dedicated dog park



63% of survey respondents strongly supported or somewhat supported bocce ball courts



51% of survey respondents strongly supported or somewhat supported pickleball courts

Parks & Open Space | Key Findings

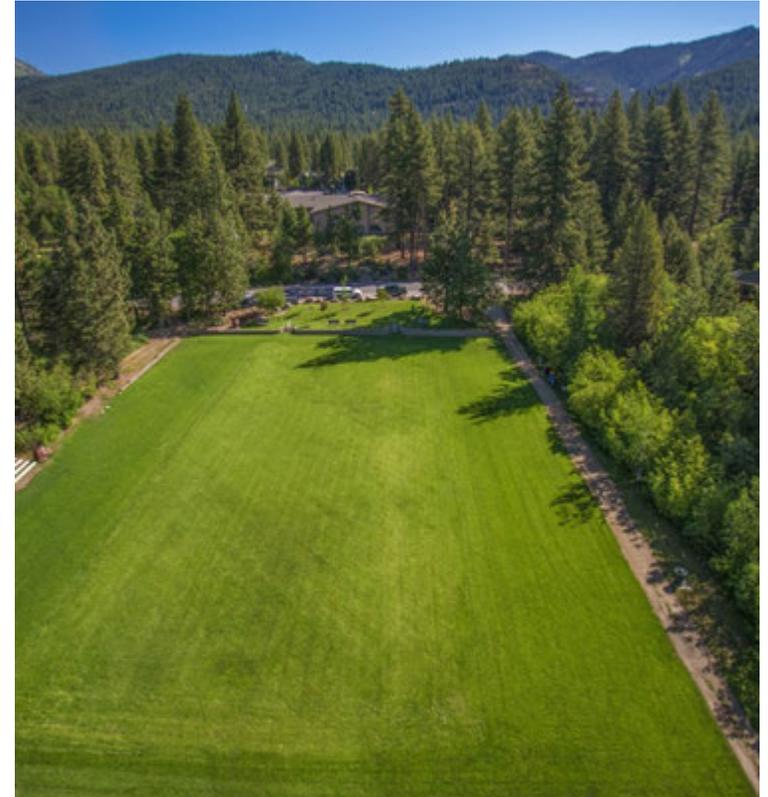
AN OPPORTUNITY FOR VILLAGE GREEN

Village Green is centrally located between the beaches to the south and Incline Park and the Recreation Center to the north. Its open lawns, location, and current use for community events present an opportunity for the park to become a more integral part of the community's park system and social fabric. It can be a place where people come for a variety of activities, such as an evening stroll, a friend's birthday party at an adventure playground, an informal game of soccer or ultimate Frisbee, a kite flying outing, a farmer's market, a community event, and more.

A "Great Park" is a park that provides activities and amenities for a variety of ages and users. It attracts people throughout the day and throughout the seasons and can be programmed to allow for revenue generation opportunities, such as a concessionaire or event rentals. The majority of IVGID's park facilities are designed around fields or other single-use elements. Village Green is the only existing park with an opportunity to satisfy the community needs for a multi-use park that encourages socialization and interaction for all of the Incline Village/Crystal Bay community.

Attracting users throughout the seasons is the sign of a well-designed community park. Activities such as seasonal ice, summer farmers markets, and music and movie in the park events are often used in other communities to invite users of all ages. When such activities are paired with concessions, it increases opportunities for revenue generation and can increase the park's appeal as a community destination.

Page 54 outlines some of the design considerations for a "Great Park".



Village Green is centrally located between the beaches, the Recreation Center, and Incline Park. By providing a dedicated dog park elsewhere in the District, the park could accommodate a wider variety of uses and be a place for regular community events and socialization.

Parks & Open Space | Objectives

Parks & Open Space

Address unmet community needs for park uses.

- Provide a dedicated dog park using best industry practices for site location and design elements.
- Diversify and replace aging play equipment. Consider opportunities for adventure play and more unstructured play opportunities for children. Site additional playgrounds so they don't require beach access.
- Provide additional bocce courts that meet tournament play requirements and don't require beach access.
- Provide additional rentable barbecue/group picnic areas that don't require beach access.
- Support Washoe County's expansion of the minimally improved park in Crystal Bay.
- Expand the skatepark to encourage use by a wider age range and skill level.
- Provide paved and clearly marked walking loop paths with seating and lighting.

Reorganize park uses to minimize user conflicts and maximize the use of existing parks.

- Relocate the dog park from Village Green and provide a dedicated dog park.

Enhance the area's sense of place by considering opportunities for parks to be "community hubs" and designing "streets as parks".

- Design Village Green and the surrounding park and recreation uses to function as a "Great Park" or "Central Park" for Incline Village.
- Utilize public-private partnerships to program the park in order to activate it and provide community gathering opportunities. Considerations might include seasonal ice, farmers market, music and movie in the park, etc.
- Consider incorporating concessionaire facilities for revenue generation and to encourage park use.

Continue to reinvest in existing facilities to address deferred maintenance and provide quality facilities.

- Allow small pockets of open space to remain undeveloped. Small lots should remain as open space and serve nearby homeowners while not requiring extensive maintenance.

Implement recommendations from the *Beaches Recreation Enhancement Opportunities Plan*.

Implement recommendations from assessments of the golf courses.

Snow Play | Key Findings & Objectives

CHALLENGES AND OPPORTUNITIES

- There is a missed opportunity for winter recreation activities at the Championship Golf Course.
 - » There is parking availability and the existing terrain would allow for snow play when snow cover is adequate.
 - » Winter recreation, such as ice skating, would be complementary to the club house and the food and beverage facilities.
 - » Formalizing winter use of the driving range for winter recreation and snow play could present an opportunity to activate The Chateau in the winter months and generate revenue.
- The summit of SR 431 is the highest mountain pass that is open year-round in the Sierra Nevada. Tahoe Meadows is located just outside of the Tahoe Basin on the north side of the summit and has reliable annual snow depths for winter play, including Nordic skiing.
- IVGID owns a high-elevation, five-acre parcel near Incline Lake and Tahoe Meadows. Forest Service lands near Tahoe Meadows are currently used for snow play, including cross-country skiing, but no off-highway parking or support facilities exist to support the use. Users must park on the side of the road. If a Nordic center was to be developed, bringing utilities to the site is a constraint.
- Nevada Nordic, a local nonprofit organization, has partnered with IVGID to groom Nordic trails on the Mountain Course when snow cover is adequate. Nevada Nordic provides information on Nordic trail access and also grooms Nordic trails at Nevada Lake Tahoe State Park's Spooner Lake Cross Country area. During the 2017/2018 winter, a Nevada Nordic groomed cross-country ski trails at the Mountain Golf Course.



74% of survey respondents strongly supported or somewhat supported a cross-country ski facility



Snow Play

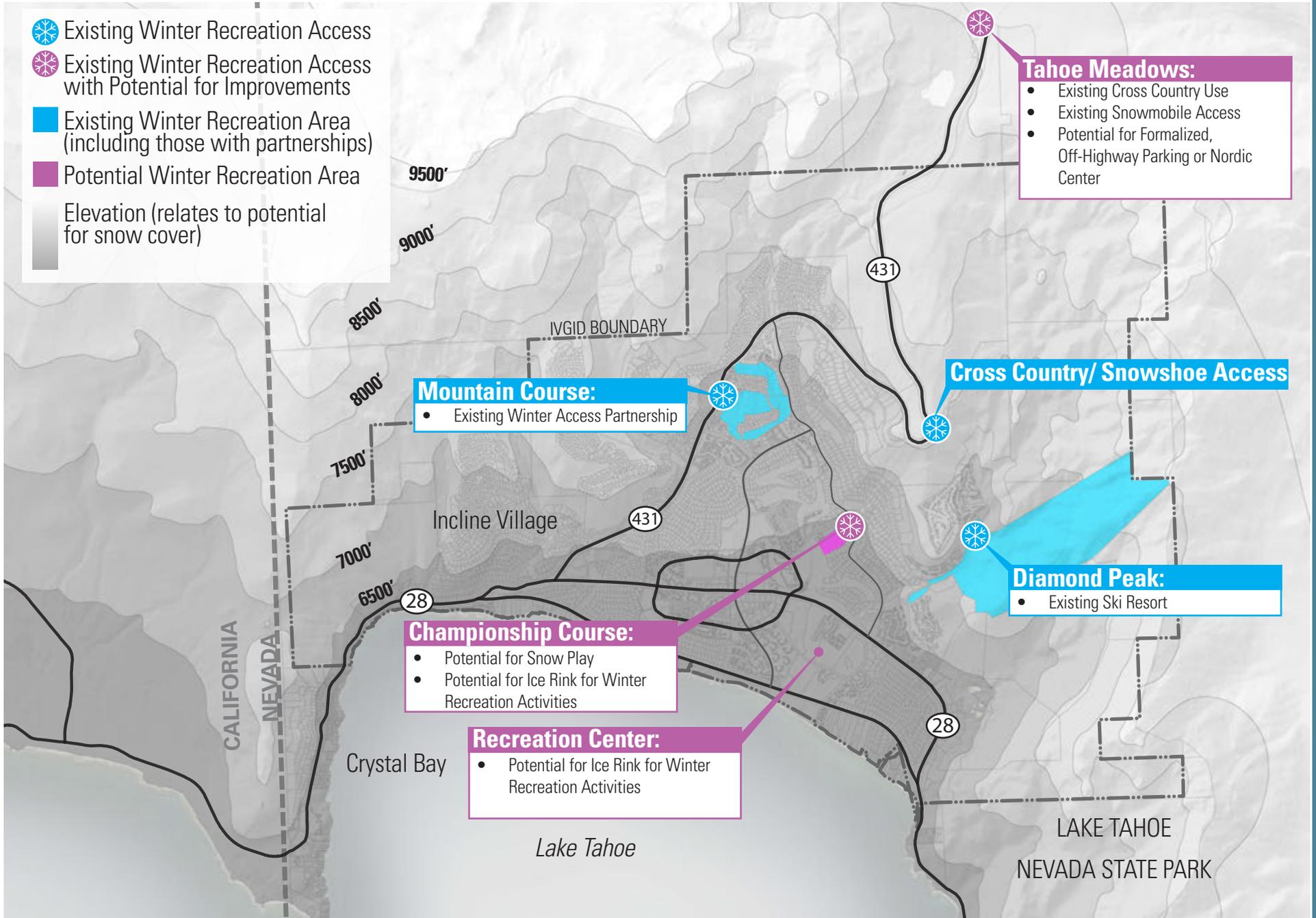
Consider opportunities for winter recreation (such as an ice rink) and snow play near The Chateau at the Championship Course and other locations. (Also discussed in Built Facilities section).

Continue partnerships for Nordic trail grooming at the Mountain Course when snow cover is adequate.

Evaluate opportunities to provide enhanced access to Nordic trails and snow play areas.

- Leverage partnerships to provide Nordic trails at IVGID facilities when snow cover is adequate.
- Evaluate the opportunity to provide off-highway parking near Tahoe Meadows and Incline Lake. Partner with Washoe County, USFS, and NDOT for trail access and maintenance.
- Consider infrastructure needs and long-term operational costs in the evaluation of a potential Nordic center.

Snow Play | Inventory and Opportunities



Dog Park Best Practices

Planning at a Glance:

• Site Location Considerations

- » Compatible adjacent land uses: parks, natural open space, and commercial.
- » Locating near residential areas requires vegetated/ noise buffer
- » Should not be co-located in areas of kids play
- » Buffer fenced area from children's play areas
- » Access to natural water source is a plus
- » Should not be located in an area of high valued habitat or where dogs may chase sensitive species

• Terrain and Site Conditions

- » Relatively flat with good drainage
- » Moderate to light tree coverage to reduce tree removal required for dog runs

• Spatial Requirements

- » 2-10 acres for community dog park: with two to three separate areas to allow for rotation of use and maintenance; each dog area should be a minimum of approximately one acre; within each dog park there should be an area (100'X100' minimum size) for a dog to run and fetch a ball
- » 10+ acres for a regional type dog park

• Other Considerations

- » Surfacing: A mix of turf, decomposed granite (uncompacted), and native vegetation
- » Parking for 20-30 cars
- » Requires access to restroom facilities
- » Provide a quick coupler box in transition area for cleanup
- » Site furnishings should include: potable water drinking fountain with dog fountain (if natural source is not available), shade structures, fencing, pet waste stations, benches, bear boxes
- » Create comfortable spaces for social interaction

IVGID could consider options for two different types of dog parks: a regional dog park and a community dog park. Regional dog parks are intended to be larger than 10 acres and are located in natural, unfenced open areas. They have fewer amenities and are fairly undeveloped, but should include parking, dog waste dispensers, bear boxes, signage, restrooms, and drinking fountains. A regional dog park takes advantage of natural terrain and open space with adequate space to reduce conflicts between users.

Community dog parks range from two to ten acres in size and are typically fenced. They are internally divided by fencing to separate large and small dog activity areas. The separately fenced areas also allow for the rotation or resting of areas for maintenance.

Design considerations for establishing and managing successful community dog parks include the following:

- **Drainage and Grading** - Area should be graded to promote good drainage in order to prevent pooling of water and reduce muddy conditions. Mixed terrain will allow for a varied and interesting experience for both pet and owner. Large, flat areas near park entries provide space for dogs to greet each other and socialize with plenty of visibility for safety, while trails navigating natural terrain will provide a unique experience for exploration.
- **Surfacing** - Surface materials should be durable and enable good drainage. As dog park surfacing requires a fair amount of upkeep, a combination of the following materials is recommended:
 - » Decomposed Granite (DG) or gravel are good choices for entries, paths, or heavily used areas, but best used on a flat surface.
 - » Grass can be used on any terrain but requires regular maintenance to repair damage done by heavy use and dog waste.
 - » Pine duff or natural surfacing can remain in wooded areas of a dog park or surrounding a trail network. The existing natural landscape will create interest for pets and provide a low-maintenance surface for the park's open space areas, however these areas should be regularly maintained for invasive species and fire prevention.
- **Vegetation** - Incorporating landscaped areas will provide aesthetic and recreational interest as well as natural shade which is necessary to keep owners and exercising dogs cool and comfortable during warmer months. Use low maintenance, native plants that are hearty and durable to pet waste and trampling. Plant shade trees to increase tree canopy. Avoid plants that are toxic to dogs. Specific recommended plant palettes will depend on climate and heartiness zone of park location.
- **Fencing** - Fencing is recommended for smaller off-leash areas, especially if adjacent to roadways or residential properties. Chain link, steel rod, or timber slat fencing are all appropriate materials. However, it is important to make sure the fencing does not have openings large enough for dogs to get stuck in. Fencing should be a minimum of 5' high to contain most dogs, and 90-degree angles should be avoided where possible to prevent dogs from getting cornered and feeling threatened.

Dog Park Best Practices

- **Gates** - Including a double-gated entry is highly recommended for security (preventing pets from escaping the park) and reducing or minimizing aggressive behavior by providing a space for dogs to greet each other upon arrival. Gates should be spring-fitted and self-closing to prevent visitors from accidentally leaving gates open. Additionally, providing more than one entry point will reduce crowding and entrances.
- **Amenities** - Simple amenities will make the experience more comfortable for pet owners visiting the park.
 - » Benches and seating should be located near entrances and in higher-trafficked areas of the park, and included along trail networks. Seating should be located under shade where possible, and away from fence lines to prevent dogs from escaping the park. Material should be durable and not allow for a dog's appendage to get stuck in any openings or joints.
 - » Shade structures or shelters should be included in areas where there is no tree coverage. It is important to make sure there is enough shade for the comfort and safety of both pet and owner.
 - » Lighting should be included in parking lots and near park entrances for improved safety. LED or solar-powered trail lights or lighted bollards could provide light within the park to reduce light pollution.
 - » Access to a manmade water source or water element is also desirable.
- **Water** - It is important for dogs using the dog park to have access to drinking water.
- **Parking** - As most users drive to dog parks, it is important to provide adequate parking. Although this number depends on surrounding demand and density, it is recommended to provide roughly 30 parking stalls for a 15 acre dog park.
- **Posted Dog Park Rules** - Both the Humane Society of the United States and the American Kennel Club recommend posting dog park rules on a clearly visible sign at the park's entrance(s). These rules are generally developed by the parks and recreation department or other organization that runs and maintains the park. Rules should include guidelines on items such as park hours, cleaning up dog waste, vaccinations and licenser, and dealing with aggressive behavior. A list of suggested dog park rules and regulations can be found on the American Kennel Club's website.
- **Buffer Zones** - In order to prevent the dog park activities from disturbing neighbors, landscaped buffer zones should be included around park boundaries adjacent to residential properties, schools, and between playground or field uses where dogs may be excited by running or loud children. Sound and visual impact can be reduced through use of shrub or understory vegetation, trees, or landform in a space that maintains a minimum width of at least 20 feet.



Dog Park Example Site Plans



Separating dog park areas into three zones allows one of the parks to be rotated out on an annual basis for maintenance and turf recovery. Central gathering areas can provide additional opportunities for socialization among dog owners.

Dog Park Example Site Plans



Two larger dog parks may be developed to meet community needs while providing separate locations for larger active dogs and smaller or more passive dogs. Integrating the park into natural areas allows for a variety of activity and dogs can run on both turf or native earth.

Dog Park Example Imagery



Trails and large regional parks can be part of a comprehensive approach to providing for off-leash dogs.



Surface materials include both lawn, native earth, and decomposed granite. Native earth reduces maintenance.



Access to a manmade water source or water element is a desirable feature.



Water play can be natural or integrated as splash play for dogs and their owners.

Dog Park Example Imagery



Dog parks are areas of socialization for owners. Dogs chase balls and run in large open areas. Plant materials should be selected to withstand dog use.



Agility equipment can add interest and provide for owners looking to use the park for training activities.



Shade is important for both dogs and their owners. Where warranted, shade canopies can help provide instant cover while trees mature.



Simple low cost elements can be incorporated for areas where dogs run through objects and rest in shaded, protected areas.

Bocce Court Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Adjacent to other amenities for shared use of parking and restroom facilities
 - » Beneficial relationship with a clubhouse, pavilion, or other similar use such as courts
- **Terrain and Site Conditions**
 - » Flat with good drainage
 - » Provide shade, but limit tree litter on courts to reduce maintenance
 - » Spatial Requirements
 - » 13' x 91' for tournament courts
 - » 8-14' x 60-91' for recreational courts
 - » A minimum of two courts, with three to four preferred for tournament play
- **Other Considerations**
 - » Surfacing: crushed oyster shell, specialty bocce mix, DG, or other loose surface material preferred
 - » Regular watering and top-dressing is required

The following are design considerations for establishing and maintaining successful bocce ball courts:

- **Dimensions** - The United States Bocce Federation (USBF) determines the standard dimension for tournament courts as 13' x 91'. Recreational courts may vary between 8' - 14' wide, and 60' - 91' long.
- **Surfacing** - Surface materials can vary between loose or compacted, but all options should reduce bounce. Crushed oyster shell or specialty bocce mix is the preferred surface material by most bocce players, but other loose surface materials could include decomposed granite (DG), or sand. Clay, clipped grass, or artificial turf may also be used but these materials may be more expensive or require more maintenance.
- **Perimeter Curb** - Courts should be surrounded by 6" permanent curb that may be concrete, treated wood, steel edger, or plastic. Hard curb materials, like concrete or metal, should be covered with a bumper board of wood, plastic, or firm rubber, to prevent damage to balls during play. A hinged backboard may also be installed at the ends of the court to prevent rebound.
- **Grading and Drainage** - To prevent water from pooling on the court, curbs should be installed with weep holes to allow for drainage. Holes should be 1" diameter, and placed 1/8-1/4" about the court surface. Drain grates or sub-grade piping should be installed to transport the stormwater away from the court.
- **Irrigation** - Courts should be regularly watered to maintain grass or keep dust down, and may be hand watered or watered with a sprinkler or irrigation system.
- **Maintenance** - Maintenance will vary depending on the court surfacing. Courts surfaces should also be rolled to maintain a firmer and faster field of play. Loose surfaces, such as gravel or shell, should be groomed or brushed to ensure an even playing surface. These courts should also be top dressed annually to replenish any lost material. All courts should be regularly watered, as stated above.
- **Amenities and Landscaping** - It is important to provide amenities, such as seating and shade, in order to create an appealing area for play. Seating and tables along the sidelines will provide a gathering space for players and spectators to congregate during games. Low groundcover and planting along the perimeter of the courts can blend the space into the landscape and provide a sense of enclosure. However, make sure to keep weep holes and drainage free of any vegetation and mulch. Consider adding path lighting or pedestrian-scale lamps for safety.

Bocce Court Best Practices



Bocce courts can be integrated into more urban-type environments and are often associated with a club-like atmosphere.



Riverview Sports Park in Truckee includes three courts and space for socializing, a key element for bocce.



Bocce is a social sport that is gaining in popularity for both active adults and younger generations.



Bocce surfacing is typically a loose surface material such as decomposed granite. Crushed oyster shell or a specialty bocce mix is the preferred surface for many players. Maintenance and removal of leaves and debris should be considered during site design.

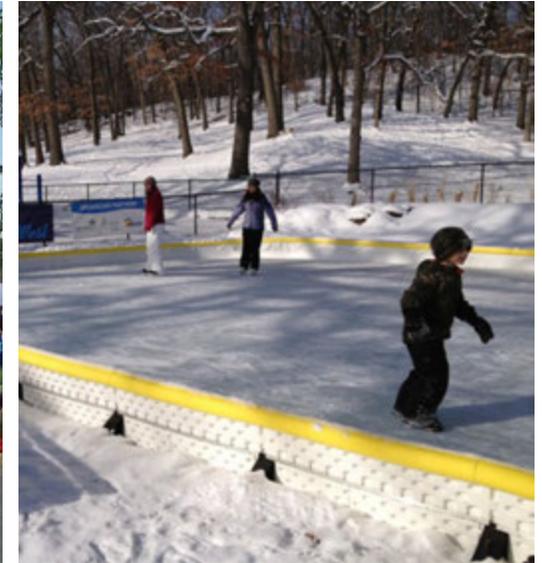
“Great Park” Best Practices

Planning at a Glance:

- **Planning Considerations**
 - » Develop strategies to attract people during different seasons
 - » Design the park layout for flexibility
 - » Provide amenities for different groups of people
 - » Create attractions and destinations throughout the park
 - » Create an identity and image
 - » Provide a variety of seating opportunities
 - » Offer areas for socializing
 - » Consider options for food and beverage to encourage and support park use throughout the day



Farmer’s markets held in community parks reinforce its place as a community gathering space.



Elements like temporary ice rinks encourage year round park use.



Seating areas can be sited to take advantage of great views, provide places of rest, and encourage socialization. They can be designed for both functionality and visual interest to add to the park’s identity and image.

“Great Park” Best Practices



Great Parks should be flexible in design to accommodate a variety of users and be adaptable to host large and small community events.



Open lawn areas can be used for both informal and formal play and sports activities and be programmed for fitness classes.



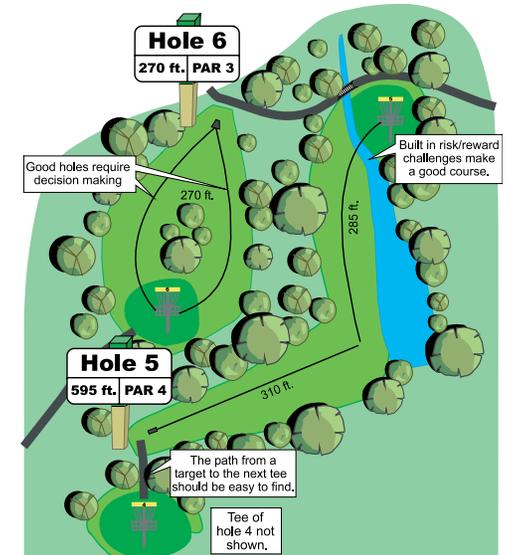
Disc Golf Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Compatible with most adjacent land uses
 - » Consider locating adjacent to other amenities for shared use of parking and restroom facilities
- **Terrain and Site Conditions**
 - » Flat to moderate terrain
 - » Varied tree coverage for variety of course difficulty
 - » Challenging courses may have more varied terrain and other natural features
 - » Courses can be developed on almost any terrain
 - » Density of tree foliage influences buffer between holes: trees and understory can help contain errant throws
- **Spatial Requirements**
 - » 1 acres per hole minimum; 10-15 acres for 9-hole course; 20-25 acres for 18-hole course
 - » Holes vary from 200'-350' in length
 - » Set tee 20-50' from the last basket
 - » Downhill throws have a wider spray pattern and holes may require more land; uphill throws tend to minimize the spray pattern and can provide "power" holes in less space
- **Other Considerations**
 - » A mix of open areas, tree coverage & terrain for varied levels of difficulty
 - » Playing experience is most important and should include a variety of shot-making options and levels of risk
 - » Natural features such as rock outcrops, mature trees, terrain, creeks, and water bodies can enhance a course
 - » A course should be challenging, fun, safe, and fair



Working a course through a variety of landscape types enhances connection to the landscape.



Course layout should provide variety while being easy to navigate and see the next tee.



Integrating holes around mature trees and natural features such as boulder outcrops makes a course more interesting and fun.

Playground Trends and Opportunities

TRENDS AND OPPORTUNITIES

The Trust for Public Lands, the National Recreation and Parks Association, and the Center for Disease Control all emphasize the importance of parks within a walkable distance of neighborhoods. Walkability is especially important for lower income neighborhoods and for homes with children. In particular, playgrounds can stimulate physical development and provide opportunities for children to strengthen muscles, develop balance and coordination, and to learn social skills.

Two of the three playgrounds in the District are located in the beaches and the third is located in Preston Park. Not all residents have access to the beaches and for the majority of the community Preston Park is accessible only by car. A more centrally-located playground should consider proximity to families and provide a range of equipment to encourage use.

Play equipment and trends in outdoor play have expanded over the last decade. Adventure playgrounds can encourage exploration and greater connectivity with the outdoors. Equipment can be designed to relate to the surrounding environment and can also be considered art in the landscape. Rope play and other innovations in play equipment present the District with a number of opportunities to offer updated play equipment to the Incline Village/Crystal Bay community.



Rope play accommodates a variety of ages and abilities on one structure. Younger children tend to stay towards the bottom of the structure while more developed kids play at the top.



New play equipment includes different types of swings, climbers, and more.



Play equipment built into natural or constructed landscape elements are seen in more parks around the nation.



Small areas of splash play can be incorporated into a park to add variety and provide added value to nearby rentable pavilions

Skatepark Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Locate facilities in parks, near schools, or near existing recreation or community centers
 - » Provide access to restrooms, bike racks, shade, and a drinking fountain
 - » Site the park so it is highly visible and easily accessible for emergency vehicles
- **Terrain and Site Conditions**
 - » Provide perimeter tree canopy and plantings for shade
 - » Allow for open views into the skatepark
 - » Skate parks can navigate slight grade transitions, flat to moderately sloping terrain is preferred
- **Spatial Requirements**
 - » Size is dependent on the anticipated number of users, a general rule of thumb is 10 skateboarders can share 1,500 SF; quality is prioritized over size
 - » 6' maximum ramp height, generally
 - » Dividing a space into large areas or "rooms" allows users to skate in separate areas to increase capacity; the rooms should be linked together so skaters can flow from one element to another within one run
- **Other Considerations**
 - » Consider lighting for increased safety
 - » Involve user groups in the design and selection of skateboarding structures to make sure they are challenged enough to continue using it
 - » Provide elements for skaters of differing abilities from beginner to experienced
 - » Structures include half-pipes, bowls, and street skating features
 - » Do not mix high speed and low speed features in common areas.

Elements to be considered in regards to the usability of skateparks:

- Flow
- Traffic
- Speed
- Difficulty
- Visibility (within the skating area)
- Stylistic discipline

Functional concerns to be considered as part of skatepark design:

- Capacity
- Seating/resting
- Access
- Visibility (into and around the park)
- Safety and drainage
- Aesthetic appeal
- Spatial and budgetary constraints/opportunities
- Security, operations, and maintenance

Better skateparks have several traffic "lanes" with varying degrees of difficulty that are grouped by rooms which is shared by the skaters staged near it.



Provide places for sitting and socializing as well as staging as skaters wait for their turn.



Provide a variety of elements to engage both beginner and experienced skaters.

Nordic Ski Center Best Practices

Planning at a Glance:

- **Site Location Considerations**
 - » Orient building South/Southeast for passive solar
 - » Consider locating building on same side of road as trails
- **Terrain and Site Conditions**
 - » Flat with good drainage
 - » Moderate to light tree coverage or shade structures
 - » Higher elevation is preferred for annual snow cover
- **Spatial Requirements**
 - » 3 acre footprint for building, parking, & support structures
 - » 2,000-15,000 sf for building
 - » 1,000-5,000 sf for outdoor gathering space
- **Other Considerations**
 - » Building will need full utility and sewage access
 - » Consider programming opportunities for summer use

A primary consideration for locating a Nordic center is the expectation of good annual snow cover to provide for a robust trail system. At lower elevations, trail grooming can occur at places such as IVGID's Mountain Golf Course. However, snow cover will likely vary from year to year depending on conditions. Local, non-profit Nordic groups have previously groomed Nordic trails at the Mountain Golf Course, and that opportunity should continue. Snow play at the Mountain Golf Course and the Championship Golf Course could include Nordic skiing, snowshoeing, and sledding as snow cover allows.

Higher elevation Nordic trail access points in the Incline Village/Crystal Bay area include Old Highway 431 (at the intersection of the Old Highway and Mt. Rose Highway) and Incline Meadows. Some informal roadside parking is located near both access points, but no additional amenities are provided. Incline Meadows presents the greatest opportunity for trail access and IVGID owns a small parcel that could provide parking. However, providing utilities to service a built facility would be a limiting factor. The U.S. Forest Service, Lake Tahoe Basin Management Unit (USFS-LTBMU) has also developed a management plan for the Incline Lake area and trail access would need to be coordinated with the USFS-LTBMU.



Cross-country ski trails associated with a visitor center or Nordic center provide restrooms, trail information, and other services.

Fields | Key Findings

EXISTING INVENTORY

IVGID has the following inventory of play fields:

- Incline Park 1, 2 , & 3: baseball/softball/multi-use fields (AYSO soccer)
- Preston Field: baseball/softball/multi-use field
- Village Green: common area/multi-use (lacrosse and AYSO soccer)
- Incline High Stadium: football/soccer/lacrosse
- Incline High Upper: multi-purpose

EXISTING USAGE DATA

There are several categories that drive a playing field's service level: physical condition, user expectations, and programming constraints. Cool season grass on native soil is a common surface found for many recreation playing fields and is used at all IVGID fields. This type of surface can generally handle up to 500 hours of use in a seven-month season which equates to about 72 hours per month or 2.4 hours per day. Any use above this threshold generally results in noticeable degradation of the playing surface and an increase in maintenance needs. ***IVGID observes a five-month season and thus the threshold would be 350 hours of use, the monthly and daily thresholds remain the same.***

Table 1 summarizes hourly field use data based on the 2016 season. As shown, two fields are currently above the recommended seasonal, monthly, and daily usage hours, while others are approaching the threshold. This data does not capture any potential service gaps in the IVGID scheduling system such as additional practices desired by teams or other desired public events. The usage data also does not capture:

- Open park times where fields are used
- School usage for recess and physical education classes
- Non-scheduled practices

IVGID's primary user group at the playing fields is youth sports. Because of this targeted user group, available hours for field usage are limited to approximately 3-7 PM during the weekdays (after school hours and avoiding late evening usage) with about 12 hours of available use on the weekends. During the focus groups sessions there was a reoccurring theme amongst user groups regarding the availability of fields. Scheduling constraints directly contribute to service level of fields because even if physical field conditions are acceptable, service levels are still low if you cannot meet the needs of your users. Although the amount of use shown in the table may not warrant additional fields, limited time versus space issues based on preferred scheduling windows for youth sports warrants consideration of additional fields (especially rectangular).



Play fields used by IVGID are located in the above park and school sites.

Fields | Key Findings

TABLE 1: IVGID RECREATION 2016 FIELD MONTHLY USAGE (HOURS)

AVERAGE OF FIELD USE PER FIELD PER DAY ¹								
	MON	TUES	WED	THUR	FRI	WEEKENDS	TOTAL	AVG. DAILY
PRESTON FIELD	3.7	3.0	2.6	2.3	2.4	10.9	24.9	3.6
INCLINE PARK 1	4.6	4.5	5.6	4.2	5.4	11.1	35.3	5.0
INCLINE PARK 2	4.4	5.9	4.4	4.0	5.6	10.3	34.5	4.9
INCLINE PARK 3	4.1	4.0	4.8	3.2	2.6	10.9	24.9	3.6
VILLAGE GREEN-U	3.8	4.7	4.6	4.5	3.9	6.9	28.4	4.1
VILLAGE GREEN-L	5.0	5.2	5.8	5.1	5.6	3.9	30.6	4.4

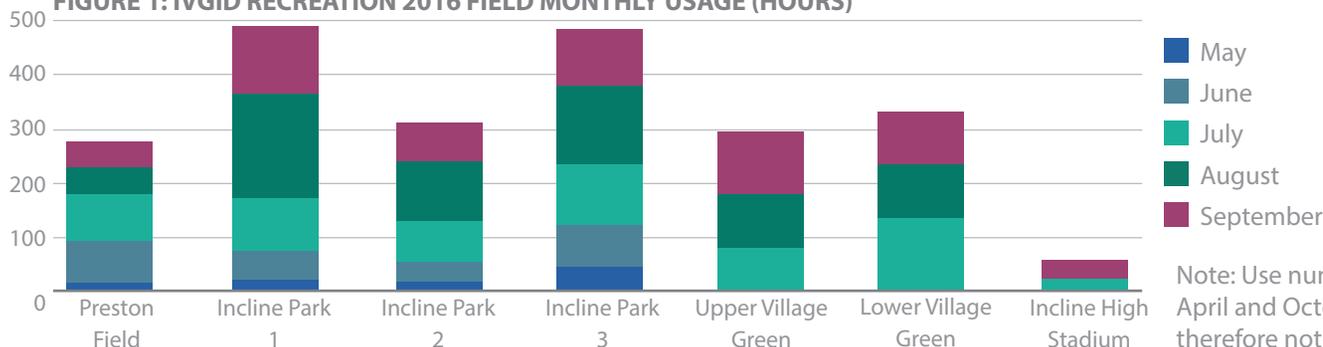
Limited time versus space issues based on preferred scheduling windows for youth sports warrants consideration of additional fields (especially rectangular).

Note 1: Figures do not include Washoe County School use or non-scheduled activities. Resident use includes activities and events mostly attended by IVGID residents. Tournaments are reserved to certain weekends only.

Additional information to be considered when evaluating current field usage versus available field time:

- Although Incline Park Field 2 currently shows availability for additional programming, the field is limited by its size which accommodates a limited amount of sports (e.g. U6 soccer and little league).
- Limited events are scheduled at Village Green until July.
- Usage hours for Village Green do not include the amount of time the fields are used as an open public park and a dog park. This data would likely lower the amount of time available for other programming such as youth sports.
- Washoe Schools control the scheduling at Incline High Stadium; no IVGID programs are currently scheduled.
- No IVGID programs are currently scheduled at Incline High Upper Field. The field is underutilized but has some schedule conflicts with High School programs. There are opportunities for IVGID to utilize this space further, contingent upon the physical condition and site access improvements.

FIGURE 1: IVGID RECREATION 2016 FIELD MONTHLY USAGE (HOURS)



Note: Use numbers were not tracked for April and October during 2016 and are therefore not shown.

Fields | Key Findings

PRIMARY ISSUES

The three main issues with the fields are as follows:

Scheduling: Not enough fields to meet scheduling windows.

- Sports programs are typically held in the afternoon and weekends. These scheduling windows are often not flexible due to school/work schedules.
 - » AYSO doesn't start until August. There are eight weekends in July/August where IVGID doesn't receive requests to use the fields. This provides an opportunity for IVGID to rent the fields and recoup costs as a benefit to the community.

Fields: No dedicated rectangle fields (soccer, lacrosse, etc.)

- There are no dedicated rectangle fields. These field types currently utilize existing baseball/softball outfields and common areas, which has resulted in programming constraints and overuse of fields.
- The only true rectangle fields are at Village Green. This area also acts as open space for public park use and as a temporary dog park. There are potential hazards if animal waste is not continually picked up. Animal urination on fields adds to wear and conflicts with the need for children to play on the fields.

Use: Many fields are overused.

- Athletic fields support a finite hours of use before noticeable degradation of the playing surface occurs. This degradation reduces performance and increases maintenance costs. The existing field types generally supports 2.0-2.4 hours per day, which many of the fields meet or exceed. Table 1 provides a summary of the hours of field use per field.



Focus group attendees, public workshop comments, and survey results showed the need and support for dedicated rectangular fields.

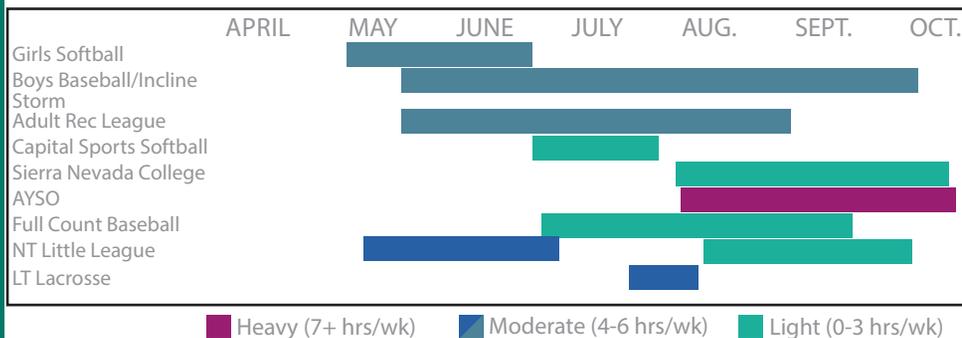


Best practices and stakeholder feedback support the findings that there are scheduling conflicts, not enough field availability, and field size issues given soccer is played on a softball field.

51% of respondents strongly or somewhat support the addition of rectangle fields.

10% of respondents did not know.

FIGURE 2: SPORTS SEASON TIMELINE



USE	DATES	NOTES
Girls Softball	5/1 - 6/10	Daily use through week
Incline Storm/Boys Baseball	5/16 - 10/1	Daily Use
Adult Rec League	5/16 - 8/31	Once per week with annual tournament
Capital Sports Tournaments	6/18 - 7/24	(3) 20-30 hour weekend tournaments (4 fields)
Sierra Nevada College	8/5 - 10/5	Daily Use
AYSO	8/8 - 10/8	Daily Use
Full Count Baseball	6/20 - 9/18	(2) Fall tournaments all fields
NT Little League	5/9 - 9/30	Daily Use
LT Lacrosse	7/15 - 7/31	July tournaments

Fields | Key Findings

TABLE 2: HOURS OF USE BY USER GROUP

HOURS OF FIELD USE BY USER GROUP (MAY - OCTOBER) ¹							
USER GROUP	INCLINE PARK FIELD 1	INCLINE PARK FIELD 2	INCLINE PARK FIELD 3	PRESTON	VILLAGE GREEN - L	VILLAGE GREEN - U	TOTAL
GIRLS SOFTBALL	7.5	10	0	0	0	0	17.5
ADULT SOFTBALL	91	0	118	0	4	4	217
BOYS BASEBALL/ INCLINE STORM	0	0	53.5	0	0	0	53.5
FULL COUNT SPORTS	48	48	87	48	0	0	231
CAPITAL SPORTS	80	80	67	80	0	0	307
AYSO	203	121.25	130.5	3	177.25	161.5	796.5
SIERRA NEVADA COLLEGE	27	0	0	12	0	22.5	61.5
NORTH TAHOE LITTLE LEAGUE	0	25	0	79.5	0	0	104.5
LAKE TAHOE LACROSSE	0	0	0	0	30	30	60
EVENTS	0	0	1.5	9	76.25	22	108.75
TOTAL							1,957.25

Note 1: Figures do not include Washoe County School use or non-scheduled activities. Resident use includes activities and events mostly attended by IVGID residents. Tournaments are reserved to certain weekends only.

Fields | Key Findings

TABLE 3: PERCENTAGE OF USER GROUP USE

PERCENTAGE OF FIELD USE BY USER GROUPS ¹			
USER GROUP	HOURS	PERCENTAGE	NOTES
IVGID & REC LEAGUES	1,249	64%	Girls Softball, Boys Baseball/Incline Storm, Rec League, AYSO, North Tahoe Little League, Lake Tahoe Lacrosse
SIERRA NEVADA COLLEGE	61.5	3%	Sierra Nevada College
TOURNAMENTS	538	27%	Full Count Sports, Capital Sports
EVENTS	108.75	6%	Private Events
TOTAL	1,957.25		

There are 8 weekends in July/ August where IVGID doesn't receive requests to use the fields. This provides an opportunity for IVGID to rent the fields and recoup costs as a benefit to the community.

TABLE 4: PERCENTAGE OF RESIDENT USE IN COMPARISON TO NON-RESIDENT USE

COMPARISON OF RESIDENT AND NON-RESIDENT USE ²			
USER GROUP	HOURS	PERCENTAGE	NOTES
RESIDENT	1,419.25	73%	Girls Softball, Rec League, AYSO, North Tahoe Little League, Lake Tahoe Lacrosse, Sierra Nevada College, Events
NON-RESIDENT	538	27%	Tournaments
TOTAL	1,957.25		

Note 1: Figures do not include Washoe County School use or non-scheduled activities.

Note 2: Resident use includes activities and events mostly attended by Incline Village/Crystal Bay residents. Tournaments are reserved to certain weekends only.

Fields | Objectives

GAP IN FIELD INVENTORY

As previously noted, the District’s field inventory does not include dedicated rectangular fields which support sports such as soccer and lacrosse. The current softball fields at Incline Park and the Village Green are converted to rectangular fields as schedules permit. Table 5 lists the location of multi-use rectangle fields, the number available, and the relevant age group. The inventory of soccer fields for older youths is limited. Only a few fields within the District can accommodate competition play for those over 10 years old. These fields are primarily located on Village Green and compete with other scheduled programs. Dedicated rectangle fields are needed and should be sized to accommodate a range of age groups from beginner to more advanced, adult play.

TABLE 5: RECTANGLE FIELD INVENTORY

LOCATION	QUANTITY	AGE GROUP
INCLINE PARK		
FIELD 1	1	U12
FIELD 2	2	U5/U6
FIELD 3	2	U8
VILLAGE GREEN		
UPPER FIELD	1	U10
LOWER FIELD	1	U14/U16

NOTE: None of the field locations shown above are dedicated rectangle fields.

Fields

Increase field inventory to accommodate scheduling for existing and future programs and continually review to identify needs and issues.

- Renovate Field 3 at Incline Park to a full baseball field.

Construct dedicated rectangle fields with a range of sizes to serve youth and adult needs.

- Utilize the baseball/softball outfields and common areas during overflow situations (i.e. tournaments, heavy practice schedules and other high use times). Likewise, if site constraints allow, the dedicated rectangle fields could have baseball/softball cutouts which would be used during overflow situations.

Consider both short- and long-term costs and benefits prior to the selection and utilization of synthetic turf and lighting.

- Recognize climate conditions and adjacent land uses when evaluating benefits and challenges. Alternate playing surfaces such as synthetic turf significantly can increase allowable use hours and season lengths if the fields have lighting and snow is removed. Proximity to residential areas may limit the opportunity for lighting in some instances. In addition, synthetic fields have substantial capital outlay costs and must be renewed every 8-10 years.

SYNTHETIC TURF | SHORT AND LONG TERM CONSIDERATIONS

There are many synthetic turf products and systems with a range of price points and uses. The most common systems consist of a sand and rubber infilled synthetic turf, often placed over a pad. The pads generally provide a safer playing surface and have drainage capabilities to assist in managing stormwater runoff and snowmelt. Alternative infill products have been developed such as cork, coconut fiber, walnut shell, polymer coated sands. All come at a premium price.

The below factors should be considered when evaluating synthetic turf and natural grass fields. The cost of ownership should be fully evaluated, especially the renewal cost which occurs every 8-10 years.

- **Use & Climate:** Synthetic turf can handle significantly more use than natural grass and can be utilized year-round with snow removal. This is especially important where heavy programming and lack of fields are present.
- **Cost:** The cost of ownership is an important factor to consider as the capital cost for synthetic turf can be three to four times greater than natural grass and synthetic turf should be replaced within 8 to 10 years after installation. The financial value of synthetic turf is realized when fields experience heavy use (more than 1,500 hours per year).
- **Maintenance:** While synthetic turf does require maintenance, it is less than that of natural turf.
- **Playability:** A well-engineered and constructed synthetic turf field will maintain exceptional playability and aesthetic value.

Synthetic turf construction costs range from \$12-\$15 per SF. Renewal costs (after 8-10 years) range from \$5-\$6 per SF. For a 100,000SF field, this equates to a capital construction cost of \$1.2-\$1.5M dollars with a renewal cost of \$500,000 - \$600,000 after 8-10 years.

Site Testing Locations

SITE TESTING LOCATIONS

Priority park and field needs for the Incline Village/Crystal Bay community include dedicated rectangle fields, a dedicated dog park, regulation size bocce courts that can accommodate tournament play, and playground areas that provide a new range of play activities and are easy to walk or bike to for all residents. These needs are based on the site assessments, best practices, trends, and community input.

Through the site testing process, the opportunity for other park improvements arose. For example, after locations are found that can provide dedicated facilities for rectangle fields and a dog park, Village Green has an opportunity to be enhanced and become a “Great Park” which serves a variety of users. Adventure play facilities and group pavilions can help keep the park active. Flexible space allows for activities such as running, flying a kite, or hosting an event and listening to music.

Six sites were tested for summer recreation facilities: the Upper Fields at Incline High School, the U.S. Forest Service (Forest Service) Parcel, the Old Elementary School, the Incline Park/Recreation Center Complex, the Village Green, and Sierra Park (in Crystal Bay). Opportunities for accommodating the different uses were explored at each location. In some instances, this required an existing use to be relocated. Site studies were then conducted to evaluate how an existing use could be relocated and enhanced by providing it in a different location. For example, disc golf was evaluated to understand if it could be accommodated in a different location.

Several sites were assessed but did not move forward through site testing. For example, Preston Field was considered as a potential site for a dog park. However, it is physically separated from the majority of the residential areas and the terrain and proximity to adjacent neighbors does not make it an ideal location. Therefore, it was not further evaluated. Potential sites for winter uses, such as ice skating, sledding, and Nordic skiing, are also noted. The lack of utilities at the parcel near Mount Rose constrains the development of a Nordic center, but the concept is supported by community groups.

PARK FACILITIES & FIELDS | BEST PRACTICES EVALUATION MATRIX

The best practices provided in the previous section are summarized on pages 68-69. The matrix identifies particular needs for each of the identified park and field needs. The matrix on pages 70-71 takes into account the design parameters and relates them to the site conditions for each opportunity site in order to identify which site might best accommodate the park and field uses.

SITE TESTING MATRIX

The Site Testing Matrix summarizes the site conditions, infrastructure, and unique elements of each site evaluated. Based on these physical and environmental conditions and adjacent land uses, the matrix identifies the potential park and field uses that could be accommodated at each site.

Following the matrices, a series of conceptual site plans illustrate how sites could be designed to accommodate different uses. High level costs are provided for the different scenarios and summarized at the end of the section. The Incline Village and Crystal Bay community can use the information to inform future priorities and decision making to get the best value out of their existing park system and identify what partnerships and acquisitions might be pursued to meet their needs.

Park and Field Needs:

- *Dedicated Rectangle Fields*
- *Dedicated Dog Park*
- *Bocce*
- *Centralized, Easy to Access Playground*

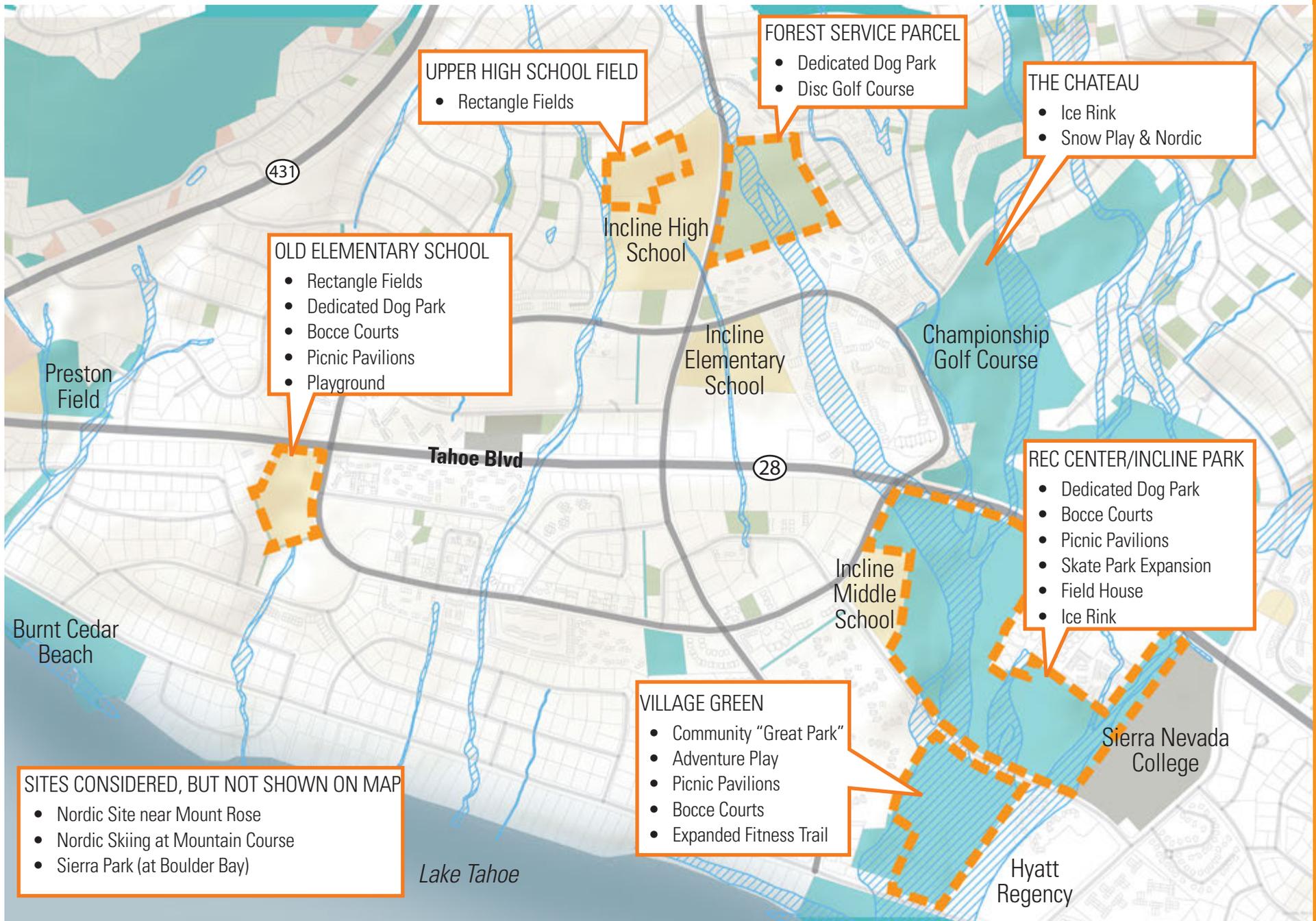
Park Opportunities:

- *Create a “Great Park” at the Village Green*
- *Centralized Group Pavilions*
- *Enhanced Disc Golf*

Winter Recreation Opportunities:

- *Ice Skating*
- *Nordic Skiing*
- *Snow Play*

Sites and Uses to be Site Tested



Park Facilities & Fields | Best Practices Evaluation Matrix

TABLE 6: PARK FACILITIES & FIELD NEEDS BEST PRACTICES EVALUATION MATRIX

		COMMUNITY DOG PARK	REGIONAL DOG PARK	SOCCER FIELD	BOCCE
SITE CONDITIONS	Size	2-10 acres	10+ acres	3 acre footprint for field and support space	0.25-0.5 acres for three courts and support/spectator space
	Terrain	Relatively flat with good drainage	Flat to moderate terrain	Flat with good drainage	Flat with good drainage
	Spatial Requirements	2 to 3 separated areas, 1 acre each Within each park, a minimum clear space of 100'x100' for ball retrieval	Large open space areas of 10 acres or more	110-120 x 70-80 yds regulation, 100 x 65 yds recreation, 80 x 50 yds youth	13' x 91' tournament, 8-14' x 60-91' recreation
	Site Orientation	Not a relevant consideration	Not a relevant consideration	North-South orientation to avoid playing into direct sunlight	North-South orientation or in shaded location
	Tree Canopy & Vegetation	Light to moderate tree coverage for dog run, vegetated buffer for noise reduction	Moderate to full tree coverage, vegetated buffer for noise reduction	No tree coverage on fields, perimeter planting at site entrances and edges	Light to moderate tree coverage around courts w/perimeter planting; limit tree litter onto courts
	Surfacing Material	Large open turf, decomposed granite, or native earth	Native earth or vegetation	Natural or artificial turf	Loose surface like crushed oyster shell or decomposed granite
	Adjacent Uses	Buffer between residential, schools, and children's play areas	Buffer between residential, schools, and children's play areas	Schools, residential areas, or proximity to existing rec. facility/complex	Proximity to existing rec. facility or club house for shared parking and restrooms
	Other Considerations	Separate fenced areas for small dogs and large dogs, double gated entries	Fenced perimeter, paved or soft surface trail network through site	Allow for space to rotate field layout for turf maintenance	Maintenance shed for regular watering and top-dressing
INFRASTRUCTURE	Vehicular Access & Parking	Between 20-30 spaces	Between 20-30 spaces	45 spaces per field minimum	Opportunity for shared parking
	Facilities/Utilities	Access to restroom, pet waste stations, and pet drinking fountain	Access to restroom, pet waste stations, and pet drinking fountain	Access to restrooms, trash receptacles, drinking fountain	Access to seating and shade
ADD'L	Unique Opportunities	Access to natural water source, views of scenery, walkable location	Access to natural water source, views of scenery, walkable location	Opportunity for picnic tables and/or play area for gathering during games	Opportunity for spectators. Trail connections to residential areas

Park Facilities & Fields | Best Practices Evaluation Matrix

		DISC GOLF	ADVENTURE PLAY	SKATEPARK	NORDIC SKI CENTER
SITE CONDITIONS	Size	1 ac per hole minimum; 10-15 ac for 9-hole; 20-25 ac for 18-hole course	0.15-0.3 acres for play area and support space	Generally, up to 10 skaters can share a 1,500 SF space	3 ac footprint for building, parking, & support structures
	Terrain	Flat to moderate terrain Challenging courses may have more varied terrain	Flat with good drainage	Flat to moderate terrain, park can navigate slight grade transitions	Flat with good drainage for building/parking site
	Spatial Requirements	Holes vary from 200' - 350' in length; set tee 20-50' from last basket	Separate play area for 2-5 year old and 6-12 year old children	Quality is prioritized over size; 6' max. ramp height	2,000-15,000 sf building w/ 1,000-5,000 sf outdoor space
	Site Orientation	Not a relevant consideration	Not a relevant consideration	Not a relevant consideration	Orient building south/south-east for passive solar
	Tree Canopy & Vegetation	Light-moderate for beginners; moderate-heavy for advanced play	Perimeter tree canopy & planting, 25% shade recommended	Perimeter tree canopy and planting	Open area near building w/ perimeter trees & planting
	Surfacing Material	Fairways as turf or low native vegetation, paved tee box, trail network	Rubber play surface or loose material like pea gravel, sand, mulch	9000 PSI prefabricated or cast-in-place concrete	Paved outdoor gathering space, plowed access to trails
	Adjacent Uses	Compatible with most uses: schools, residential, or rec facilities	Schools, residential, or proximity to existing rec. facility/complex	Schools, residential, or proximity to existing rec. facility/complex	Open space with trail network
	Other Considerations	A mix of open areas, tree coverage, & terrain for varied levels of difficulty	Buffer needed between potential hazards like roads or water	Consider posted rules and lighting for increased safety	Consider programming and uses during summer season
INFRASTRUCTURE	Vehicular Access & Parking	Between 10-20 spaces, or opportunity for shared parking	Opportunity for shared parking or trail connectivity for walkability	Opportunity for shared parking or trail connectivity for walkability	Between 40-60 spaces
	Facilities/Utilities	Little to no support facilities needed, restrooms or sanihuts preferred	Access to restrooms, drinking fountain, shade, and seating	Access to seating and shade	Electric/water/sewage, concessions, equipment storage
ADD'L	Unique Opportunities	Could locate 9-hole beginners course in town, 18-hole course elsewhere	Provide interest w/natural site features like boulders or stumps	Provide elements for skaters of differing abilities	Seek partnership to site building on same side of road as trails

Site Testing Matrix

TABLE 7: OPPORTUNITY SITE EVALUATION MATRIX

		RECREATION CENTER/ INCLINE PARK	VILLAGE GREEN	UPPER HIGH SCHOOL FIELDS
SITE CONDITIONS	Total Site Size	55.2 acres	17.8 acres	3.5 acres
	Usable Site Size	13 undeveloped acres (depending on verified SEZ)	3.9 acres (depending on verified SEZ)	3.5 acres
	Terrain	Slope varies at usable site locations, approx. 3% north of tennis courts	Flat/Terraced	Flat
	Site Orientation	N/A	North-South	East-West
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Some, depending on expansion	None
	Visibility/Security	Poor - not visible from public roads or existing parking lots	Good - visible from public roads and parking lots	Poor - not visible from public roads or existing parking lots
	Adjacent Uses	Open Space, Residential	Open Space, Resort	Residential, Civic
INFRASTRUCTURE	Vehicular Access & Parking	Existing access at the Visitor Center (North) and the Rec Center (South). Parking at both access points.	40 existing parking spaces in the Aspen Lot that is typically full from beach parking overflow.	Existing vehicular access. No existing parking.
	Existing Facilities/Utilities	Existing infrastructure at Rec Center building and Tennis and Pickleball Center.	Existing restroom w/ drinking fountains, power pedestal in center of fields. No lighting at night.	Access to utilities. No lighting.
	Trail Connectivity	Good - Adjacent to Bike Path and Lanes. Paved & unpaved trail network, connection to Village Green.	Good - Adjacent to Bike Path on Lakeshore Blvd. Unpaved trail network, connection to Rec Center.	Poor - Some user/informal paths to HS and neighborhood. Steep site access, no ADA route.
ADD'L	Unique Opportunities	Potential to share or add parking with Visitor Center access off SR 28.	Link between Rec Center & lake, close to future Rec Center improvements. Adjacent to creek.	Tennis courts are under-utilized and could be repurposed as parking. The site can not be used by the general public during school hours.
CONCLUSIONS	Potential Uses	Adventure Play, Group Pavilions, Bocce Courts, Skatepark Expansion, Field House, Dog Park, Seasonal Ice Rink	Adventure Play, Picnic Pavilion, Bocce Courts, Dog Park, Informal Rectangle Fields	Dedicated Rectangle Fields, Dog Park

Site Testing Matrix

		FOREST SERVICE PROPERTY	OLD ELEMENTARY SCHOOL	INCLINE LAKE PROPERTY	GOLF COURSES (FOR WINTER REC & SNOW PLAY)	SIERRA PARK (IN CRYSTAL BAY)
SITE CONDITIONS	Total Site Size	13 acres	6.5 acres	5 acres		5 acres
	Usable Site Size	10.5 acres	3 acres	5 acres	Varies with snow cover	5 acres
	Terrain	Slope at 7% or greater	Flat/Terraced	Flat to Moderate	Varies	Moderate with adjacent steep slopes
	Site Orientation	N/A	North-South	Northeast-Southwest	Varies	North-South
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Has open area, but may require some tree removal.	Undeveloped, tree removal likely	None	None
	Visibility/Security	Moderate - trees filter view from roadway	Good - visible from public roads and parking lots	Moderate - some visibility from SR 431	Good	Moderate - some visibility from SR 431
	Adjacent Uses	Residential, Civic	Commercial, Residential	Open Space, Wilderness Land	Residential, Open Space, Civic	New Development
INFRASTRUCTURE	Vehicular Access & Parking	No existing vehicular access. No existing parking.	Approx. 45 existing parking spaces.	No public access. Informal roadside parking pull-out.	At each clubhouse area.	Small parking area.
	Existing Facilities/Utilities	No existing utilities or facilities.	Existing infrastructure. Requires demolition of existing building.	No existing utilities or facilities.	Existing infrastructure.	Picnic, path, and lawn.
	Trail Connectivity	Moderate - Adjacent to Bike Lanes on Village Blvd. Some user trails.	Moderate - Adjacent to existing Bike Path on Southwood Blvd and paved sidewalks on SR 28.	Moderate - Adjacent to existing FS trails. Across SR 431 from XC trail area.	Moderate	Planned connection to Stateline Bikeway.
ADD'L	Unique Opportunities	Proximity to High School and residential areas.	Proximity to residential. Joint use opportunity as transit hub.	Year-round access to trails, open space, and wilderness.	Potential partnerships for snow play and Nordic.	Available funding source.
Conclusions	Potential Uses	Dog Park, Disc Golf Course	Dog Park, Bocce Courts, Adventure Playground, Senior/Community Center, Dog Park, Dedicated Rectangle Fields, Joint Use Opportunity with Other Development	Nordic Ski Center and Back-country Access	Snow Play: Nordic Skiing, Snowshoeing, Sledding Winter Rec: Seasonal Ice Skating	Group picnic, Bocce Courts, Picnic, View-point, Open Lawn.

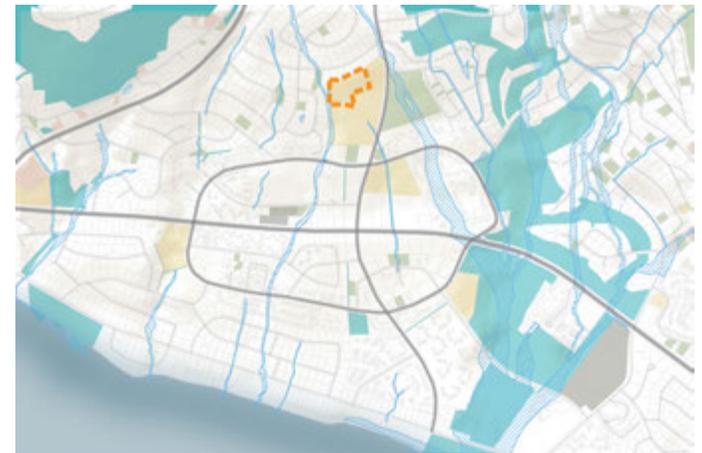
Site Testing | Upper High School Fields

SUMMARY

- Existing Condition
 - » The upper High School fields currently accommodate informal use. The site previously included a diamond field. Tennis courts are located on the eastern portion of the site.
- Opportunity
 - » The current rectangle field uses can be accommodated within the existing turf area.
 - » Discussions have occurred with Washoe County to allow IVGID to develop dedicated rectangle fields on the current turf area.
 - » The tennis courts could be repurposed to provide parking and vehicular access. A restroom could be developed to serve users.
- Drawbacks
 - » Previous discussions have not included the tennis courts as part of the area for potential reuse.
 - » Without the addition of parking and a restroom, accessible access is challenging. The fields are grade separated from existing parking, which is also limited in number.
 - » Locating the fields at the High School may lead to scheduling conflicts if the school district requires first rights to use.
 - » The fields would not be accessible during school hours to the general public. However, peak field needs for IVGID programs are after school hours.



KEY MAP



Site Testing | Upper High School Fields

UPPER FIELDS – OPTION A



UPPER FIELDS – OPTION A (WITH LACROSSE SHOWN)



UPPER FIELDS – OPTION B



PROGRAM AND COST SUMMARY

OPTION A

- Field improvements and striping
- Access improvements

ESTIMATED COST: \$350,000 (in 2018 dollars)

OPTION B

- Field improvements and striping
- Restroom
- Parking and access road

ESTIMATED COST: \$1,700,000 (in 2018 dollars)

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)

Site Testing | Forest Service Property

SUMMARY

- Existing Condition
 - » The parcel is 13 acres, located off Village Boulevard. The site is undeveloped and has a creek corridor running through the western area. The terrain is relatively gently sloping along Village Boulevard with varied terrain within the parcel. Residential areas border the site to the north, east, and south. The High School is located to the west.
- Opportunity
 - » The site has been identified previously as a potential land transfer to IVGID from the U.S. Forest Service.
 - » The large acreage provides ample room for a dedicated dog park and can accommodate both more formalized dog run areas as well as a trail system within the natural open space. These zones mirror the types of uses at Village Green (large open lawn areas with access to a creek and trail areas).
 - » In the event the existing disc golf area at Incline Park is used for a different use, Disc Golf could be relocated to this site. The site could be designed for an 18-hole course.
 - » The site's landscape composition is similar to the existing disc golf location with a variety of forested area and stream environment zone. It is anticipated, that similar to the existing location, accommodations will be made to allow for disc golf to be compatible near a stream environment zone.
- Drawbacks
 - » Restrooms and parking would need to be provided for both a dedicated dog park and for disc golf.
 - » The dog park would be located near a residential area, but there is room for a vegetated buffer and the more active park can be located away from most residences.
 - » The 18-hole disc golf configuration may have space restrictions for optimal layout.



KEY MAP



Site Testing | Forest Service Property

FOREST SERVICE PROPERTY – OPTION A: DOG PARK

PROGRAM AND COST SUMMARY

OPTION A: DOG PARK

- Formalized dog parks and dog run
- Native landscape dog park with trails
- Parking
- Restroom
- Fencing

ESTIMATED COST: \$3.4M

Parking for 52 Cars

Restroom/ Maintenance

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)



Site Testing | Forest Service Property

FOREST SERVICE PROPERTY – OPTION B1: 18-HOLE DISC GOLF

PROGRAM AND COST SUMMARY

OPTION B1: 18-HOLE DISC GOLF

- Site improvements, baskets and paved tee box areas (outside of SEZ areas)
- Restroom
- Parking and access road

ESTIMATED COST: \$2M
(in 2018 dollars)

Parking for 52 Cars

Restroom/ Maintenance

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)



Site Testing | Forest Service Property



Site Testing | Incline Park & Recreation Center

OPPORTUNITIES

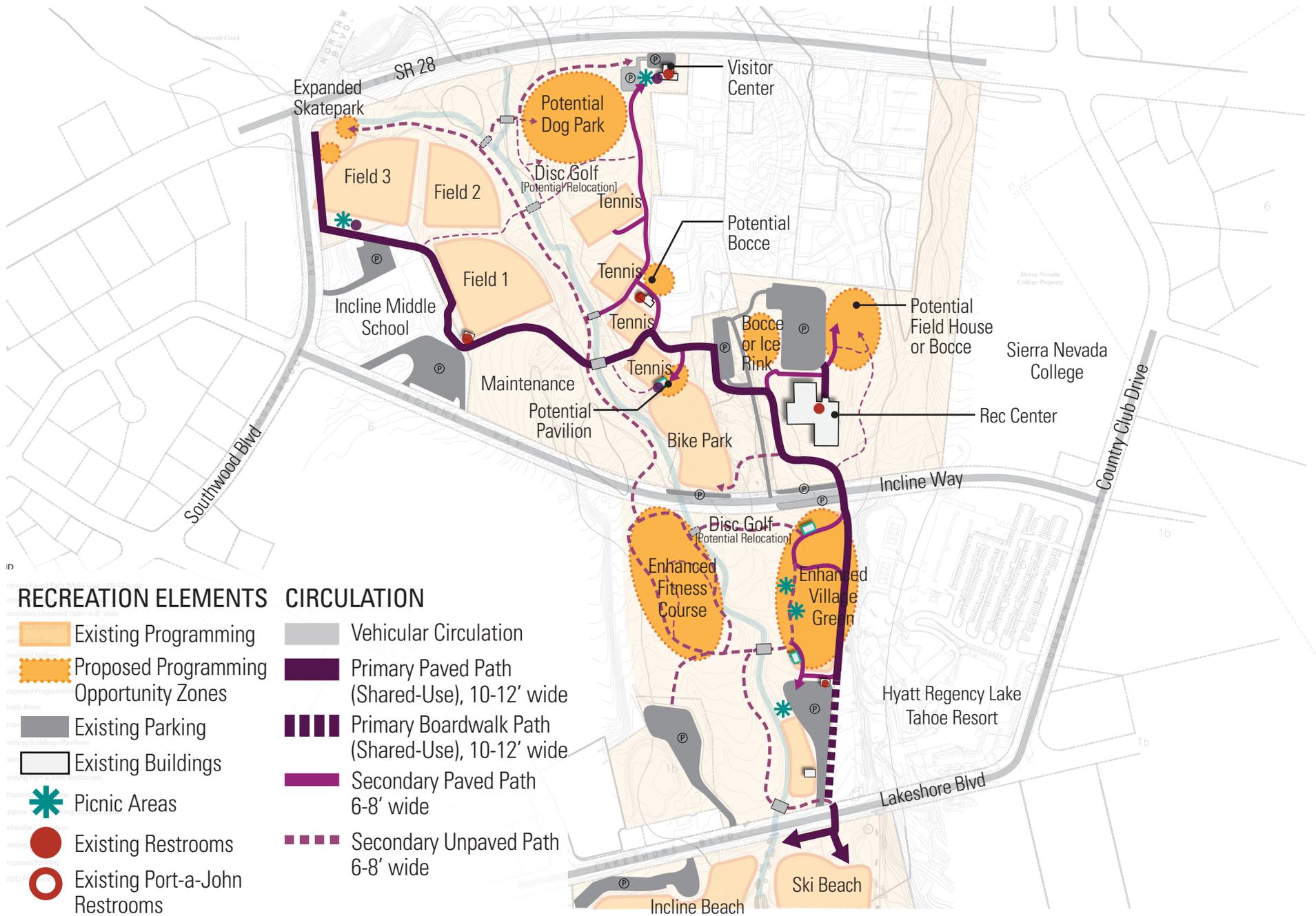
- The lands and uses associated with Incline Park, the Tennis and Pickleball Center, Recreation Center, bike park, and the Village Green were evaluated to identify opportunities for uses to be accommodated within existing IVGID properties.
- Eight areas were evaluated. The opportunity to add a playground near the baseball fields was investigated. However, site conditions limit the ability to provide a meaningful playground in the available space.
- Trail connectivity between the sites was organized and simplified.



KEY MAP

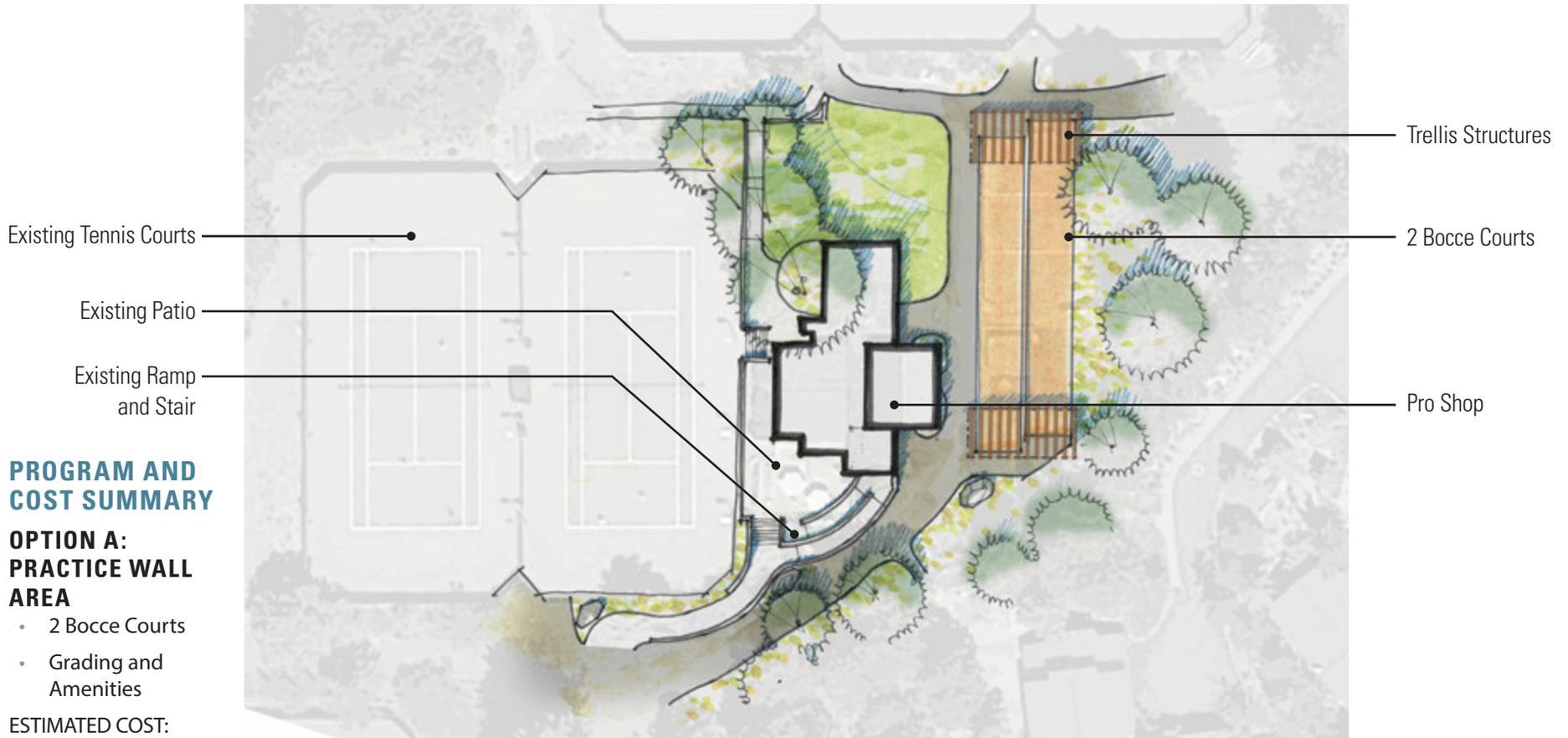


Site Testing | Incline Park, Recreation Center & Village Green



Site Testing | Incline Park & Rec Center – Bocce Alternatives

OPTION A



PROGRAM AND COST SUMMARY

OPTION A: PRACTICE WALL AREA

- 2 Bocce Courts
- Grading and Amenities

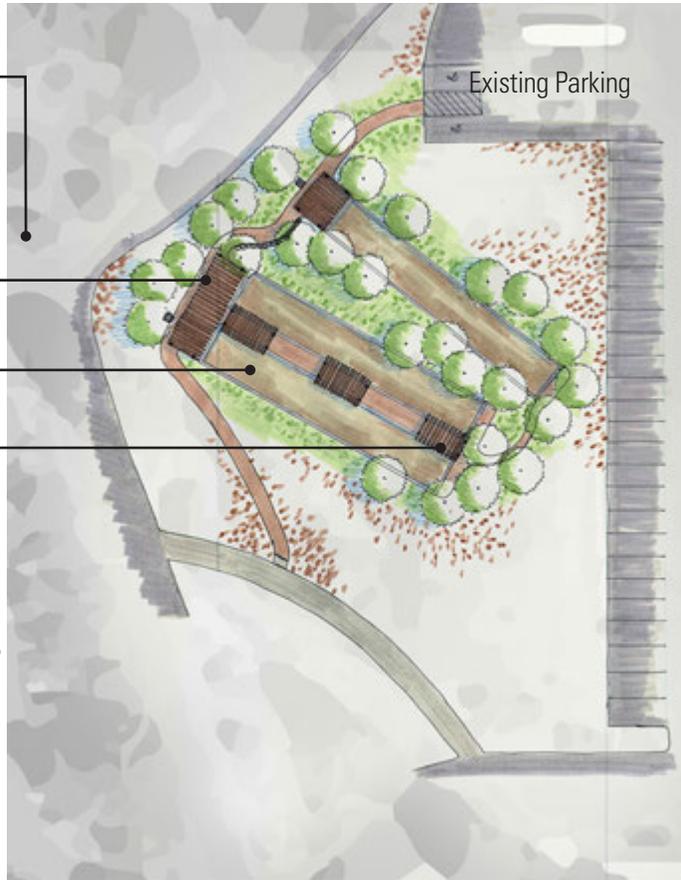
ESTIMATED COST:
\$250,000 (in 2018 dollars)

ESTIMATED OPERATING COST FOR PARK FACILITIES:
\$2,924 - \$16,010/acre (per the National Parks and
Recreation Agency 2019 Park Metrics)

Site Testing | Incline Park & Rec Center – Bocce Alternatives

OPTION B

- To the Tennis and Pickleball Center
- Arbor Spectator Area
- 3 Regulation Bocce Courts
- Trellis Structures



PROGRAM AND COST SUMMARY

OPTION B: CENTRAL PARKING AREA

- 3 Bocce Courts
- Grading and Amenities

ESTIMATED COST:
\$450,000 (in 2018 dollars)

OPTION C

- Existing Parking
- 3 Regulation Bocce Courts
- Arbor Spectator Area
- Connection to Rec Center



PROGRAM AND COST SUMMARY

OPTION C: EAST PARKING AREA

- 3 Bocce Courts
- Grading and Amenities

ESTIMATED COST:
\$400,000 (in 2018 dollars)

SUMMARY

- Three sites were identified within the Incline Park and Recreation Center campus for Bocce courts:
 - » Practice wall behind the Pro Shop
 - » Landscape island in the parking lot
 - » East of the existing parking lot
- Placing the courts in the Tennis and Pickleball Center integrates the courts as part of “club play” which is desirable for bocce.
- The courts would reduce available tennis courts.

- Placement of the courts near the Pro Shop has a beneficial relationship with existing facilities and is compatible with the Tennis and Pickleball Center uses. Per the 2016 Tennis Center Assessment, the practice wall is undersized and does not accurately replicate the size of an actual tennis court. It could be relocated to another site related to a court.
- Placement of the courts in the landscape island uses currently unused space, but construction could be more expensive due to the requirement for grading and tree removal.
- Placement of the courts east of existing parking separates the use from other park users, but it may take space that could be used for overflow uses from the over-programmed Recreation Center.

Site Testing | Incline Park & Rec Center – Bike Park & Skatepark

BIKE PARK: ADDITION OF PICNIC PAVILION AND RESTROOM



PROGRAM AND COST SUMMARY

BIKE PARK

- Group Pavilion, shade and seating areas
- Potential restroom (\$350,000)

ESTIMATED COST: \$600,000 (in 2018 dollars)

SUMMARY

- The addition of a group pavilion by the bike park provides a place for spectators and supports activities and events associated with the bike park.
- Bike park users could use the Tennis and Pickleball Center restroom or the Recreation Center restroom, but a restroom located closer to the bike park should be considered. The developable area near the site is constrained by SEZ, however.
- The skatepark has the potential to provide a better range of structures to meet both beginner and experienced user needs. The current design is focused more towards experienced users which reduces overall use.

SKATEPARK: VARY EQUIPMENT FOR DIFFERENT SKILL LEVELS



PROGRAM AND COST SUMMARY

SKATEPARK

- Additional skatepark features, amenities, and shade

ESTIMATED COST: \$500,000 – \$1,000,000 (in 2018 dollars)

- A dedicated dog park can be accommodated north of the tennis and pickleball courts. Parking access would be through the Visitor Center parking lot. Additional parking could be provided. Restrooms and a picnic pavilion could be located near the Visitor Center to allow for a shared use. Two large dog parks provide expansive areas to accommodate dog users while also allowing interaction with the creek. A vegetated buffer would be provided between the dog park and adjacent residential area.
- Locating the dedicated dog park north of the tennis and pickleball courts requires relocation of the disc golf course.

Site Testing | Incline Park & Rec Center – Dedicated Dog Park



PROGRAM AND COST SUMMARY

DOG PARK @ INCLINE PARK

- Formalized dog parks and dog run
- Landscape buffer
- Parking
- Restroom, picnic pavilion, and amenities
- Fencing

ESTIMATED COST: \$2.7M
(in 2018 dollars)

ESTIMATED OPERATING COST FOR
PARK FACILITIES: \$2,924 - \$16,010/acre
(per the National Parks and Recreation
Agency 2019 Park Metrics)

Site Testing | Village Green

VILLAGE GREEN – COMMUNITY “GREAT PARK”



PROGRAM AND COST SUMMARY

VILLAGE GREEN ENHANCEMENTS

- Event Pavilion
- Group Pavilion
- Adventure Play
- Enhanced trails and fitness course
- Boardwalk, seating, picnic areas, amenities
- Bocce courts
- Parking

ESTIMATED COST:
\$2.6M (in 2018 dollars)

- Walkway to Recreation Center
- Angled Parking (~20 Stalls)
- Interpretive Loop Boardwalk
- Open Lawn Connection
- Group Pavilion
- Adventure Playground
- Seating
- Sloped Lawn for Play and Grass Amphitheater Seating
- Picnic Sites
- Open Lawn/Play Field
- Family Picnic
- Event Pavilion
- 4 Regulation Bocce Courts
- Existing Restrooms

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)

Site Testing | Village Green

SUMMARY

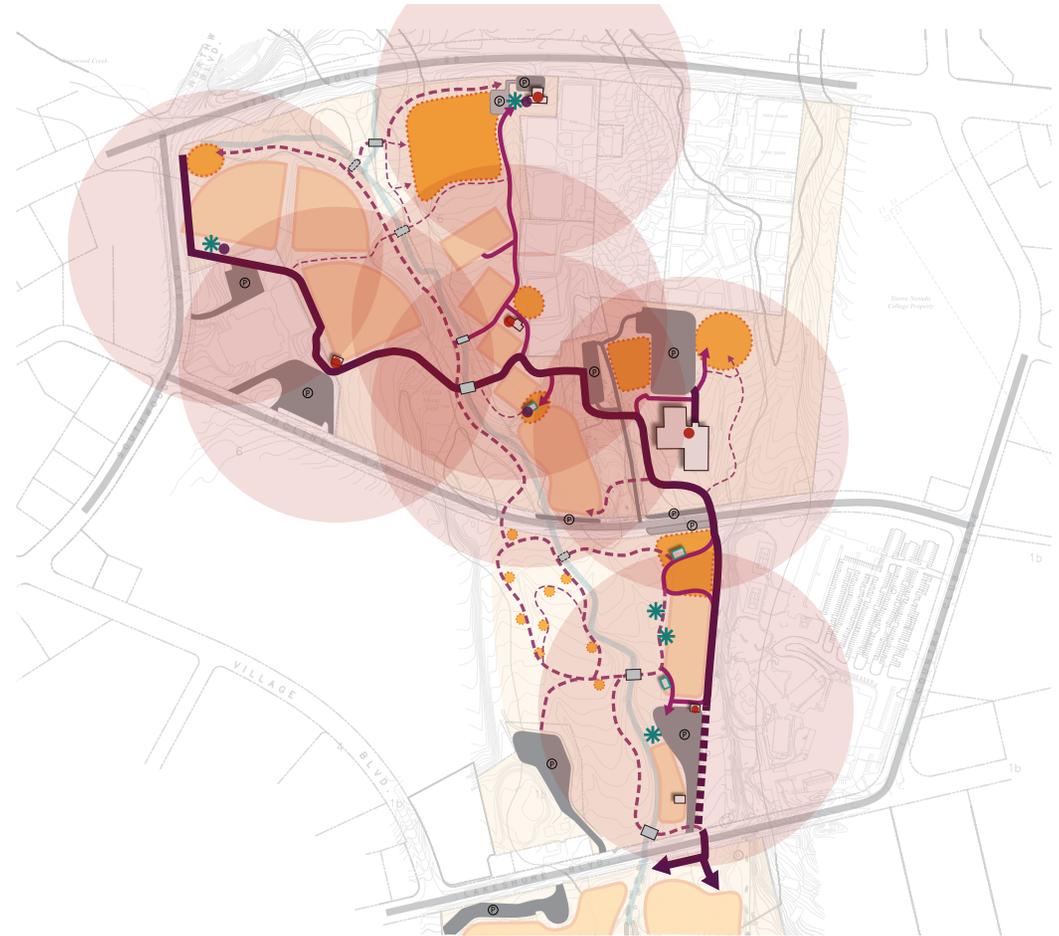
- Providing a dedicated dog park and rectangle fields in other locations allows the Village Green to be utilized for a multitude of community functions and park uses.
- Parking along Incline Way supports more uses of the park, including adventure or rope play, group pavilions, events, open lawn, and an enhanced fitness course and trail loop system.
- Bocce can be provided as part of the community park while still accommodating community events and informal play.
- A formalized trail loop system enhances the location of fitness stations.
- Overlooks and seating can be fun and engaging to encourage socializing.



Site Testing | Incline Park, Rec Center & Village Green Synthesis

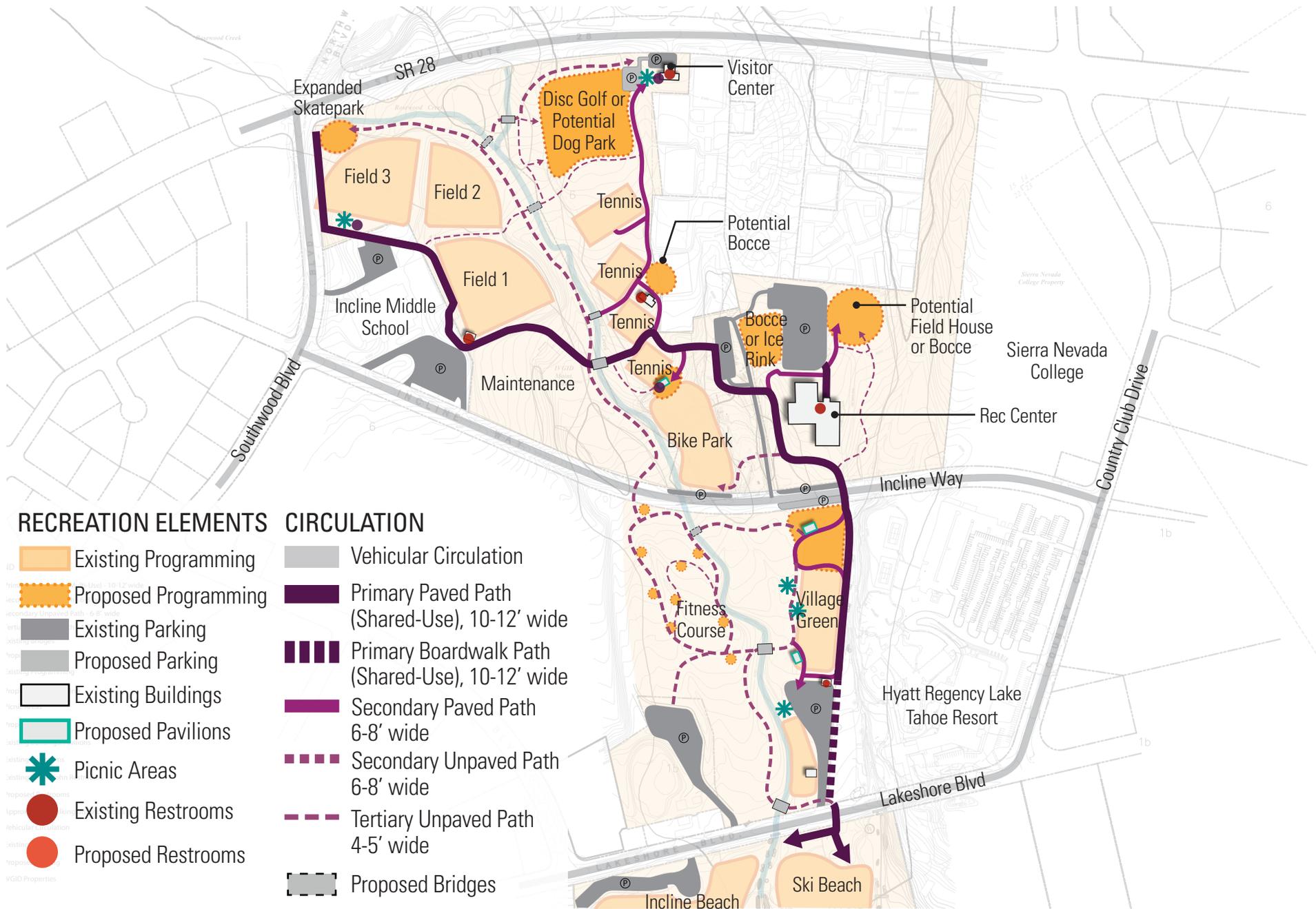
SUMMARY

- The synergies between Incline Park, the Tennis and Pickleball Center, Recreation Center, and Village Green suggest the area be treated as a recreation campus and not individual parks.
- The addition and reorganization of elements can allow for increased capacity on lands IVGID currently owns.
- Evaluating the proximity of support elements, such as restrooms, the majority of uses are within 600' of a publicly accessible restroom. The addition of a restroom near the bike park would increase restroom service levels.
- Trail connectivity between the sites, and extending to the beaches, enhances mobility and can promote walking or biking to the beaches from the recreation site.



Evaluating the proximity of support elements, such as restrooms, the majority of uses are within 600' of a publicly accessible restroom. The addition of a restroom near the bike park would increase restroom service levels.

Site Testing | Incline Park, Rec Center & Village Green Synthesis



Site Testing | Old Elementary School

OPTION A: DOG PARK

SR 28



OPTION B: DOG PARK & PLAY FIELD

SR 28



Site Testing | Old Elementary School

OPTION C: PLAY FIELDS

SR 28



SUMMARY

- Existing Conditions
 - » The Old Elementary School building and parking areas still exist on the parcel. The site slopes from SR 28 to the south. Current grading separates the site into three terraces with a drop-off area off Southwood Boulevard.
- Opportunities
 - » The site is located in the vicinity of low-income families with children who would have walkable access to park facilities.
 - » The site can physically accommodate a range of uses and activities.
 - » Existing disturbance reduces the tree removal required to accommodate large areas of open lawn for play fields or dedicated dog parks.
 - » In the event IVGID does not move forward with developing park facilities at the site, other entities could provide some level of park facilities with any future site uses. Under such an alternative, fewer park elements would be accommodated on the site.
- Drawbacks
 - » The building and parking would need to be removed for any alternatives, with an estimated cost of \$1 million.
 - » Terrain creates challenges for providing accessible access to all areas without the use of ramps, grade breaks and retaining which may increase construction costs.

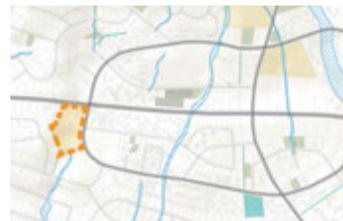
PROGRAM AND COST SUMMARY (IN 2018 DOLLARS)

OPTION A: DOG PARK

- 3 dog parks
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

ESTIMATED COST: \$7.6M

KEY MAP



OPTION B: DOG PARK & PLAY FIELD

- 2 dog parks
- Junior soccer field
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

ESTIMATED COST: \$7.5M

OPTION C: PLAY FIELDS

- Adult soccer field
- Junior soccer field
- Play area
- Bocce courts
- Parking
- Property acquisition & demolition

ESTIMATED COST: \$7.25M

ESTIMATED OPERATING COST FOR PARK FACILITIES:
\$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)

Site Testing | Sierra Park - Bocce Alternative



ESTIMATED OPERATING COST FOR PARK FACILITIES:
\$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)

Site Testing | Sierra Park - Group Picnic Alternative



PROGRAM AND COST SUMMARY

GROUP PICNIC ALTERNATIVE

- Group Pavilion
- Enlarged Turf Area

ESTIMATED COST:
\$260,000 (in 2018 dollars)

SUMMARY

- Existing Conditions
 - » Sierra Park in Crystal Bay includes a small grass area and picnic facilities.
- Opportunities
 - » Washoe County has dedicated funding that is earmarked to be used in Crystal Bay. There is an opportunity to provide some level of enhanced park amenities to serve the residents of Crystal Bay.
 - » Bocce, group picnic facilities, or an enlarged turf area could be provided.
- Drawbacks
 - » The site has limited parking.
 - » Steep slopes border the site.

Site Testing | Snow Play & Temporary Ice Rink at The Chateau

75' x 55' Temporary Ice Rink with Leveling Pad

Ice Rink Pay Station

Sled Hill Pay Station

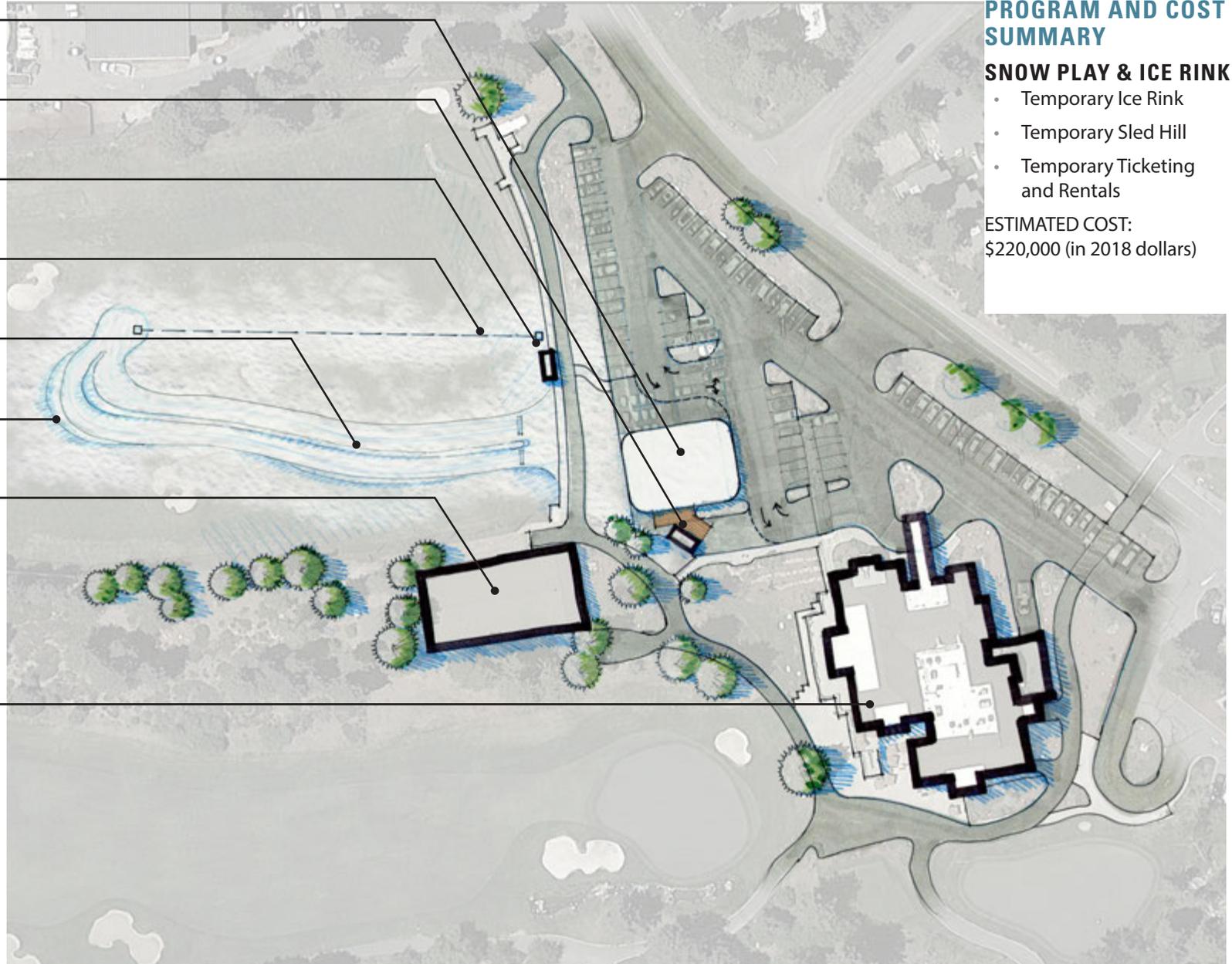
Rope Tow

300' Long, 2 Lane Tubing Hill

Stop Berm

Tube and Skate Rentals/Storage

The Grille at the Chateau



PROGRAM AND COST SUMMARY

SNOW PLAY & ICE RINK

- Temporary Ice Rink
- Temporary Sled Hill
- Temporary Ticketing and Rentals

ESTIMATED COST:
\$220,000 (in 2018 dollars)

Site Testing | Snow Play & Temporary Ice Rink at The Chateau



SUMMARY

- Existing Conditions
 - » Championship Golf Course
 - » Large parking area (sloping)
 - » Sloping driving range
 - » Golf cart storage area
 - » The Grill at the Chateau
- Opportunities
 - » The Chateau and the Championship Golf Course have parking and support facilities that have the capacity to be used for winter snow play and other activities
 - » Volunteer groups currently groom cross country trails at the site when snow cover is adequate
 - » Community groups have expressed support for snow play areas and an ice rink
 - » The Grille would have greater use in the winter with an active snow play and ice rink area in close proximity
- Drawbacks
 - » Sloping parking area
 - » Requires annual set-up and take down
 - » Restroom access needs to be determined to either use facilities at the Chateau (which may not be desired), portable toilets, or the installation of a restroom facility near the golf storage area



Site Testing | Scenarios

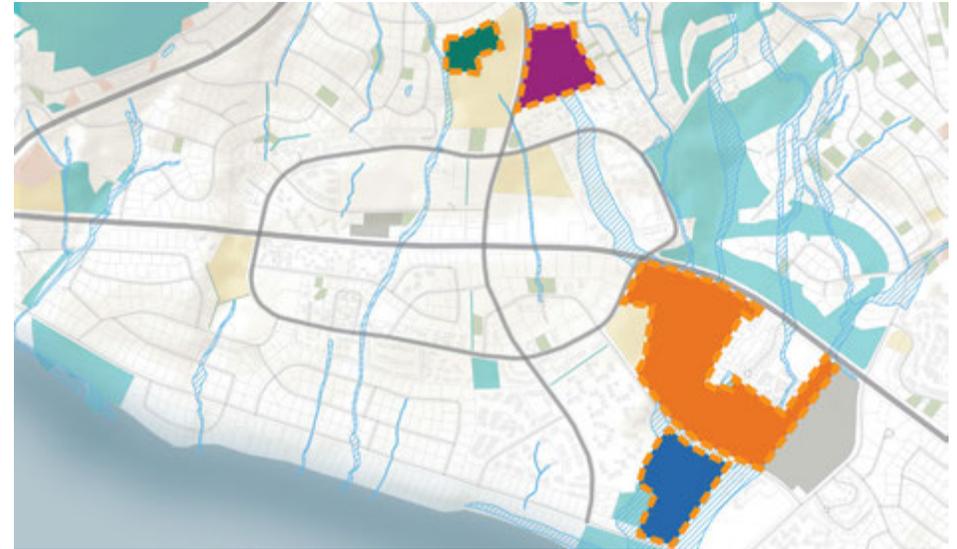
SITE TESTING SCENARIOS

IVGID's priority park and field needs can be accommodated in varying ways. Site testing shows how the uses can be designed for different locations. The diagrams on the following pages illustrate five scenarios for arranging the uses among the sites. In each scenario, dedicated rectangle fields and a dedicated dog park are provided which creates an opportunity for Village Green to be enhanced and become a Community "Great Park". Disc golf is only relocated in the scenarios where a dedicated dog park is located at Incline Park. Bocce and a centralized playground are included with improvements to Incline Park and the Village Green or with new park facilities at the Old Elementary School. Improvements to Sierra Park and winter recreation opportunities at The Chateau or other locations can occur in all scenarios.

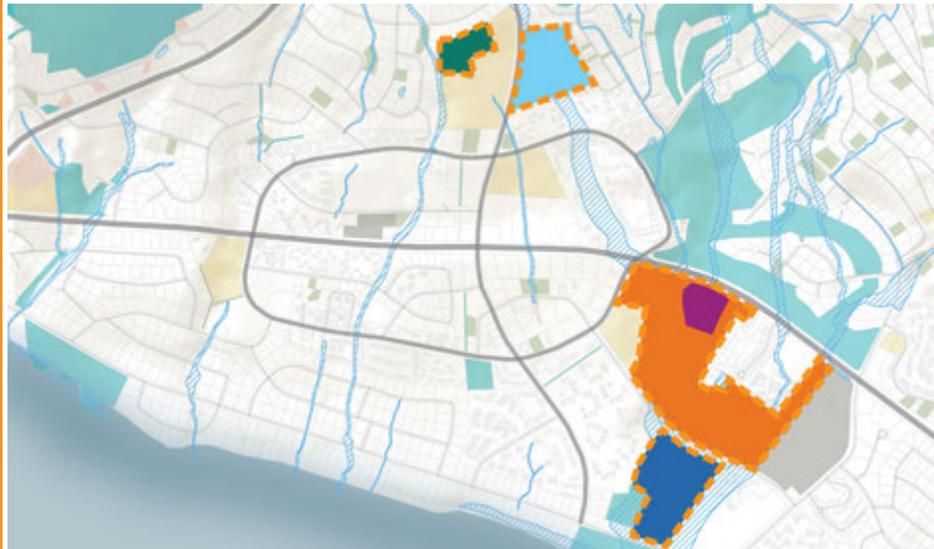
PARK AND FIELD USES

-  Dedicated Rectangle Fields
-  Dedicated Dog Park
-  Incline Park Enhancements (skatepark expansion, group pavilion, etc.)
-  Village Green Enhancements to Community Great Park
-  Relocated Disc Golf (if required)

NOTE: Bocce and a central playground can be accommodated in either Incline Park, Village Green, or the Old Elementary School, depending on the scenario.



Scenario 1: Dedicated rectangle fields at the High School's upper fields, dedicated dog park at the Forest Service parcel, additional enhancements to Incline Park and Village Green.



Scenario 2: Dedicated rectangle fields at the High School's upper fields, dedicated dog park at the Incline Park, disc golf relocated to the Forest Service parcel, additional enhancements to Incline Park and Village Green.

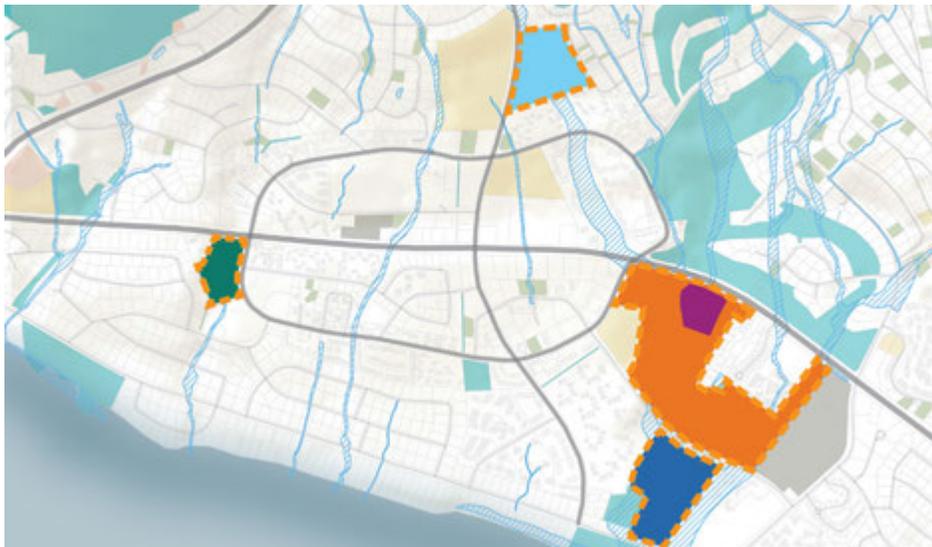


Scenario 3: Dedicated rectangle fields at the High School's upper fields, dedicated dog park and bocce at the Old Elementary School, additional enhancements to Incline Park and Village Green.

Site Testing | Scenarios



Scenario 4: Dedicated rectangle fields at the Old Elementary School, dedicated dog park at the Forest Service parcel, additional enhancements to Incline Park and Village Green.



Scenario 5: Dedicated rectangle fields at the Old Elementary School, dedicated dog park at Incline Park, disc golf relocated to the Forest Service parcel, additional enhancements to Incline Park and Village Green.

TABLE 8: SITE TESTING SCENARIOS TO ACCOMMODATE PARK & FIELD NEEDS

PERCENTAGE OF FIELD USE BY USER GROUPS ¹		
USER GROUP	USES	HIGH LEVEL CONCEPTUAL COST ¹
SCENARIO 1	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at the USFS parcel Enhancements to Incline Park & the Village Green 	\$7.7M – \$9.75M
SCENARIO 2	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at Incline Park Relocated disc golf at the USFS parcel Enhancements to Incline Park & the Village Green 	\$9M – \$11.05M
SCENARIO 3	<ul style="list-style-type: none"> Dedicated rectangle fields at the High School Upper Fields Dedicated dog park at the Old Elementary School Enhancements to Incline Park & the Village Green 	\$11.8M – \$13.95M
SCENARIO 4	<ul style="list-style-type: none"> Dedicated rectangle fields at the Old Elementary School Dedicated dog park at the USFS parcel Enhancements to Incline Park & the Village Green 	\$14.6M – \$15.3M
SCENARIO 5	<ul style="list-style-type: none"> Dedicated rectangle fields at the Old Elementary School Dedicated dog park at Incline Park Relocated disc golf at the USFS parcel Enhancements to Incline Park & the Village Green 	\$15.9M – \$16.6M

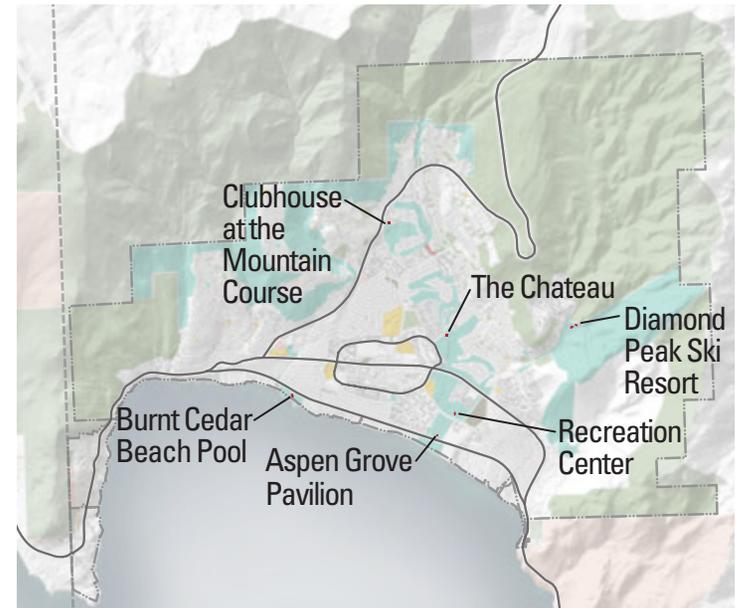
Note 1: All estimated costs are shown in 2018 dollars. Estimated costs are construction costs only and, unless otherwise indicated, do not include site development costs or soft costs such as A/E fees, sewer and tap fees, etc. A 30% contingency is included.

Built Facilities | Key Findings

EXISTING INVENTORY

IVGID has the following inventory of built facilities for recreation, events, and programming:

- Recreation Center
 - » The facility opened in 1992 and has undergone a number of small renovations since. It is 37,000 SF and includes a lobby area, pro-shop/snack bar, group exercise room, gym, weight cardio area, 8-lane by 25-yard lap pool, locker rooms, Kid Zone drop-in child care room and office space. The center is well utilized for many recreation activities.
- The Chateau
 - » The Chateau is a 13,500 SF building that was built in 2004. The structure is on two levels and supports the Championship Golf Course as well as other events and functions. The first level has the golf pro-shop, office space for food and beverage, golf locker rooms, a small snack bar, and storage areas. The upper level features three community rooms that can be opened into one large area, and outside deck space, entry lounge and office area, restrooms, two kitchens, and The Grille operation.
- Aspen Grove
 - » This 920 SF building is a smaller, older facility, that supports both indoor activities as well as the outdoor event space that is located behind the facility. The outdoor space can accommodate approximately 200.
- Diamond Peak Ski Resort (addressed in a separate master plan)
- The Clubhouse at the Mountain Course golf course (addressed in a separate master plan)
- The pool at Burnt Cedar Beach (addressed in a separate master plan)
- The Tennis and Pickleball Center (addressed in a separate master plan)



IVGID's built/recreation facilities are located in the above graphic.

Built Facilities | Key Findings

RECREATION CENTER

USES

- It is the primary location for indoor recreation programming.
- In the past Sierra Nevada College and Lake Tahoe School have used the gym for their athletic programs. The pool is used by Incline Village High School, Incline Aquatics Swim Team, and Northern Nevada Aquatics Swim Team.
- The front desk and concierges desk is the primary public contact point for most District business much of which is not directly related to activities at the Recreation Center.
- The hours of operation of the center are Monday-Friday from 6am-9pm and Saturday-Sunday from 7am until 8pm, which is typical for most public recreation centers across the nation.
- The center tends to serve an older demographic group but should be programmed to be more of a multi-generational facility and one that has a focus on families as well as other age groups.
- The center has a significant pro-shop operation that includes both food items and hard goods.

ISSUES AND NEEDS

The greatest single issue facing the Recreation Center is the fact it is simply not large enough to handle all of the recreational needs and demands of the community. Following is a summary of the issues and needs relating to specific elements of the Recreation Center.

- General upgrades are needed.
 - » The interior is relatively dark and the lighting systems are inadequate in many areas.
 - » The building suffers from a general lack of storage space.
 - » Wi-fi should be available everywhere in the building.
- Inefficient design of the entry/lobby area.
 - » The design of the main entry area with the large concrete columns makes it difficult to effectively utilize the space and impacts basic sight lines.
 - » The lobby should function more as a community gathering area rather than as a space for activities, offices, or other functions. To accomplish this, the front desk should face the front door to greet patrons and all functions should occur at this one desk. The pro-shop should also be modified to provide a dedicated space that is next to the front desk and does not take up lobby space.



Built Facilities | Key Findings

- Limited space for staff offices.
 - » There is limited space for offices and some storage rooms are used for office space, which leaves inadequate space for storage.
 - » The entire office area needs to have finishes updated, as the carpet and painting is in poor condition.
- Lack of multi-use meeting rooms.
 - » It is highly unusual for a full-service recreation center not to have spaces that can support more general recreation programming.
 - » There are many programming opportunities for youth and seniors that could be provided if space were available. Survey results showed community members desire for the programs but the programs will not be able to be offered due to space limitations.
 - » Lack of meeting rooms creates pressure on the Aspen Grove facility for senior and on-going recreation programming when Aspen Grove could be more utilized for group and wedding parties for revenue generation.
 - » Multi-use space could provide a location for smaller community meetings and rentals that are not appropriate for The Chateau.
- Overuse of the gymnasium.
 - » The gym is used for more traditional activities such as basketball, volleyball, etc.
 - » There is only one group exercise room, so some of those classes take place in the gym.
 - » Fitness and personal training uses also occur in the gym because of limited space in the fitness studio.
 - » There is very little time when the gym is available for drop in use due to these and other programmed uses.



Built Facilities | Key Findings

- Inadequate weights and fitness studio.
 - » The weights and fitness room is too small and is not adequate to meet the current demands. The use has bled into the corridor between the studio and the gym.
 - » There is no space for personal trainers to work from.
 - » The area lacks free weights and functional training space which would greatly expand the market for this amenity.
 - » The room is not compliant with ADA regulations.
 - » Massage works out of a converted laundry room that is inadequate. The use should have a space that is better located and designed for massage use.
- Lack of warm water recreation pool.
 - » A warm water recreation pool would better serve Learn to Swim programs and provide facilities for family recreational swimming. The water temperature of the lap pool is not ideal for these recreational uses for small children and seniors. The current lap pool limits the market for other aquatics programs and recreational swimming.
 - » The upstairs seating area for the aquatic center is used to store spin cycles. The use of this space in the pool environment is less than ideal and requires moving equipment through the lobby for each class.



Built Facilities | Key Findings

RECREATION CENTER TRENDS | GENERAL

- **General**

- » Adopting an open design concept with the use of natural light, sustainable materials, and green building concepts.
- » Creating a strong multi-generational appeal.
- » Partnering with other providers, health care, non-profits, school districts, and the private sector.
- » Promoting multi-use and flexible spaces that can easily be converted for a variety of uses.
- » Greater emphasis on revenue production and operational efficiency.
- » Building a stronger appeal toward active seniors and youth.
- » Integrating indoor spaces with outdoor amenities.
- » Providing more office and administrative space to house staff that is operating the facility. This is one of the most consistently heard complaints regarding existing facilities.
- » Expanding storage space to accommodate a variety of programs, services, and events that occur at a center. This is also one of the more common complaints from other existing facilities.
- » Reducing the size of conventional men's and women's locker rooms while increasing dramatically the number of family changing rooms.
- » Expanding drop-in child care services to support fitness related classes and programs.

Built Facilities | Key Findings

RECREATION CENTER TRENDS | ACTIVE & PASSIVE SPACES

• Active Recreation Space

- » A steady increase in the size and magnitude of weight-cardiovascular equipment areas. This is especially true of cardio equipment areas. This area is consistently undersized in most centers.
- » Development of a second group exercise studio that can support more specialty activities such as yoga, Pilates, and group cycling.
- » Establishment of functional training areas as part of the overall fitness/weight/cardio area.
- » Development of small group/individual fitness rooms where on-demand classes can be offered through video.
- » Larger and more sophisticated leisure pools with a variety of elements including slides, current channels/lazy rivers, interactive play features, zero depth entry, and other specialty features.
- » Inclusion of water playgrounds either indoors or immediately outdoors on the pool deck.
- » Development of dedicated therapy pools to support medically-based therapy programming.
- » Larger and more sophisticated climbing walls including bouldering walls.
- » Longer, elevated, walk/jog tracks that have 10 laps or less to a mile.
- » Development of multipurpose activity courts (MAC) to replace or be built in addition to conventional gyms. These courts have true multi-use flooring as well as walls that allow balls and other game instruments to be played from the surface. This allows for the more non-traditional sports to be played and most of these amenities have a strong youth orientation.
- » Indoor field houses with artificial turf to support field sports such as football, lacrosse, soccer, field hockey, and even softball and baseball.
- » Specialty spaces for personal training, massage therapy, and fitness assessments.
- » Conversion of indoor tennis and racquetball courts to other active spaces that can accommodate a larger number of users and generate a stronger income stream.

• Passive Recreation Space

- » A stronger focus on youth and senior program space.
- » Development of themed indoor playgrounds.
- » Establishment of program space for youth activities, camps and other programs.
- » Development of two or more birthday party rooms usually placed in close proximity to the indoor leisure pool.
- » Development of high end event space for rentals, community events and other activities.

Built Facilities | Key Findings

THE CHATEAU

USES

- The primary use of The Chateau (especially the lower level) is to support the golf course.
- The upper level of The Chateau is utilized for meetings, events, and wedding receptions.
- There is limited use of the building for on-going recreation programs. This is appropriate for the types of uses that primarily are the focus of this facility.
- The facility is serving as a community resource and serves visitors and non-residents.
- The building is open year-round and supports a golf simulator, events and activities year round.
- The Grille is open from early May to late October. Finding an appropriate use of this space for the off season needs to be determined.
- The Championship Golf Course sees informal use for sledding and snow play when snow is adequate.

ISSUES AND NEEDS

- Stacked partitions make the banquet room less attractive and less marketable for receptions.
 - » The movable partition system does not have a recessed pocket for storage of the panels. This has been a continuous complaint by users of the facility. The original building showed the panels to be pocketed in a recess next to the corridor. This pocket could be used if a different panel system was employed. Use of a single panel system would allow the track to offset the panels into the existing pocket. The track would need to be lowered to below the elevation of the steel beam seats and new soffits may need to be created for the track assembly.
 - » The technology equipment for the community rooms could be improved.
- Difficult to maintain comfortable temperatures in the banquet hall.
 - » The HVAC system is inconsistent and should be evaluated by a professional mechanical engineer for enhancements.
- Inadequate storage.
 - » The storage area for the banquet room is across the hall and is not adequate for all of the tables and chairs needed for the venue. As a result, additional storage is used on the lower level and must be brought up by the elevator as needed. This process puts a lot of wear and tear on the elevator cab and increases the labor to set up for events. More proximate storage is needed.
 - » The support and storage areas for the kitchen areas is inadequate for the magnitude of the operation.
- Missed opportunity for outdoor space and winter use.
 - » The development of a true, permanent, outdoor wedding venue on the same site would help to increase use of The Chateau for receptions.
 - » Both The Grille operation and the use of the community rooms would benefit from the expansion of the outdoor deck area.
 - » Formalizing winter use of the driving range for snow play could present an opportunity to activate The Chateau in the winter months and generate revenue.



Built Facilities | Key Findings

ASPEN GROVE

USES

- One of the primary functions of the building is to support the outdoor events and weddings that take place on site.
- Community meetings and other small gatherings use the indoor space.
- Limited recreation programs utilize the space. It serves as a location for a weekly senior program.
- It is estimated that the building and grounds are only utilized to about 25% of capacity.

ISSUES AND NEEDS

- Limited space.
 - » The venue is used for a variety of gatherings, but the size of the meeting room restricts its ability to be used for many of the community's programming needs.
 - » There is very limited storage in the building.
- Aging facilities.
 - » The building needs a significant update and renovation. The finishes and furnishings are older and not inviting. The main room can only accommodate 50 people and there is only a small kitchen area attached.
- Lack of parking.
 - » Aspen Grove shares parking with the beaches and park goers. During the summer the parking is typically full and no parking is available to serve Aspen Grove users.



Built Facilities | Key Findings

DIAMOND PEAK SKI RESORT

The District has a special recreation amenity in the ski area. The area has a base lodge as well as a skier services building that have been used on a limited basis for indoor recreation purposes during the off-season. This primarily amounts to youth summer camp programs in the skier services building and fitness related activities in the base lodge. In addition, hiking, endurance runs, and other outdoor activities occur at the ski area.

The ski area master plan calls for adding off-season outdoor activities and activities that have more of an adventure sports orientation. Recreation programming should be complimentary and a secondary priority to these efforts. Programming that is not outdoor-based should ultimately be located at the Recreation Center.



Built Facilities | Key Findings

FUTURE RECREATION-BASED FACILITIES

Based on the analysis of the current indoor recreation facilities, the future direction for delivery of recreation services should take one of the three options noted below (in priority order):

- 1. Renovation and expansion of the Recreation Center as the primary location for most indoor recreation programming.** Attempting to consolidate indoor recreation programming at one facility is the optimum approach. It is the most cost effective approach from both a capital and operational perspective. It would allow for the greatest rate of participation in activities and the best revenue production. This option will require a renovation and expansion of the existing building.
- 2. Develop additional recreation buildings on the existing Recreation Center campus.** This would allow for the use of other buildings that are contiguous to the existing recreation campus or the development of other new facilities on the campus. This approach places all of the primary indoor recreation facilities at one central location but does not have them all in the same building. This option is likely to be more expensive to develop and will be more expensive to operate and maintain. It will also have a small negative impact on overall revenue production, but it is a viable option.
- 3. Distribute indoor recreation facilities throughout the community.** While this option brings indoor recreation amenities to different areas of the community, it is much more expensive to develop and maintain, and it will have a strong negative impact on overall revenue production. This option is not recommended.



Stakeholders, public workshop attendees, and Recreation Center users confirmed that the current space does not meet programming and fitness needs.

Additions to the Recreation Center would support additional programming. Survey responses in support of programming include:

90% strongly or somewhat agree providing activities for children and teens as one of IVGID's primary purposes

68% support or somewhat support the addition of programs for seniors and teens

63% support or somewhat support the addition of programs for special needs and youth sports

Built Facilities

Renovate and/or expand the Recreation Center or develop additional recreational buildings on the existing Recreational Center campus in order to address the lack of meeting room space, over use of the gymnasium, inadequate exercise and fitness studios, and conflicting needs of aquatic users.

- Recreation Center
 - » Renovate the existing reception desk to be more visible, improve customer service, and better utilize space.
 - » Reorganize the retail sales area to be secure and consolidated.
 - » Provide an addition that would include space for expanded staff offices. If closure of the IVGID administration office building takes place, then administration offices may need to be accommodated as part of an addition to the Recreation Center.
 - » Provide additional stationary bike storage adjacent to the group exercise room.
 - » Improve lighting in the child watch room to make it more inviting. Existing lighting is dim.
 - » Construct a multi-use meeting room as an addition to the Recreation Center. Consider an addition of a 2,500-3,000 SF with movable partitions that will allow it to be segregated into three smaller classroom spaces.
 - » Construct a new gymnasium space as an addition to the Recreation Center
 - » Construct additional space for the weights and fitness studio as part of any addition. This expansion should double the studio's current size and include space for additional staff and personal fitness assessment space.
 - » Consider the addition of a recreation pool in order to handle more family recreation and provide learn to swim programs with warmer water temperatures than the existing lap pool can provide.
 - » Consider parking needs as part of any improvements.

Built Facilities | Objectives

Built Facilities

Continued

Reinvest in existing facilities such as The Chateau and Aspen Grove to better support rentals and outdoor uses.

- Chateau
 - » Make small improvements to The Chateau to improve operations.
 - » Add an outdoor wedding venue and develop a winter recreation and snow play area.
 - » Construct a permanent enclosure partition to screen the stacked panels in order to make the space more attractive and marketable for potential guests.
 - » Evaluate and balance the existing HVAC system by a professional mechanical engineer to ensure it is operating as originally intended. This will provide rental users with a more comfortable environment and help market to future users.
 - » Expand the existing chair and table storage spaces adjacent to the upper level meeting rooms. There is space directly adjacent to the existing chair storage room near the service yard that could be utilized for this purpose. The desired outcome will be lower labor costs in setting up the rooms for events. This will also save wear and tear on finishes in the hallways.
 - » Due to limited office space we recommend that the existing office space be expanded to the north and could be combined with the chair and table storage expansion.
- Aspen Grove
 - » Make specific improvements to Aspen Grove to better support rentals and outdoor uses of the facility. Limit the use of the building for on-going recreation programming (by expanding the Recreation Center). This should ultimately increase the use and revenue from rentals and outdoor events.
 - » Parking is and will continue to be, a challenge for this venue. The limited parking that is available is shared by several popular facilities: Village Green park, Aspen Grove meeting room, Beach users, and boat parking. It is particularly challenging in the summer months when the beaches are crowded.
- Implement recommendations for the golf courses and the Championship Course clubhouse.

Implement the Diamond Peak Master Plan.

- The ski area master plan calls for adding off-season outdoor activities and those that have more of an adventure sports orientation. This Master Plan recommends the implementation of the Diamond Peak Master Plan. Recreation programming should be complimentary to these efforts and should be a secondary priority. Programming that is not outdoor-based or associated with the Diamond Peak Master Plan should ultimately be located at the Recreation Center.

Implement recommendations from the *Tennis Center Facilities Assessment and Master Plan*.

Built Facilities | Recreation Center Floorplan Testing

RECREATION CENTER SITE TESTING

As previously stated, Incline Village/Crystal Bay needs for recreation programming and built recreation center space can be met in three ways:

1. Renovating and expanding the Recreation Center
2. Developing additional recreation facilities on the existing Recreation Center campus
3. Distribute indoor recreation facilities throughout the community

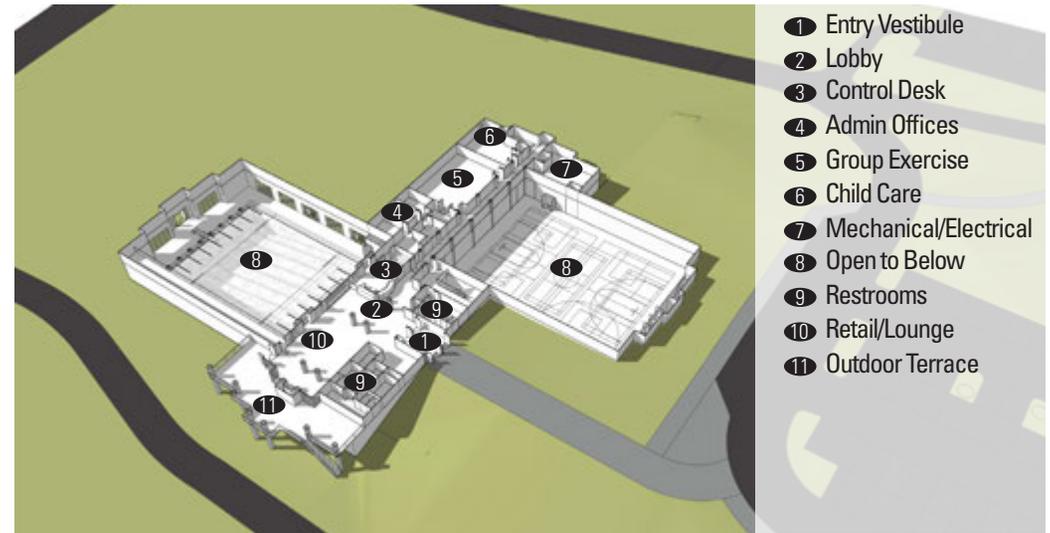
Option 3 is much more expensive to develop and maintain and is not recommended. The following diagrams illustrate how additions to the existing Recreation Center could provide the space needed to accommodate programming and administrative needs.

IVGID's administrative offices have outgrown their space on Southwood Boulevard and they need to be relocated. Incorporating the administrative office program into the Recreation Center renovations creates operational efficiencies. Therefore, in addition to providing space to meet community recreation needs, the following diagrams accommodate administrative office space needs as well. A summary of the spaces provided and a conceptual estimate of construction costs is provided.

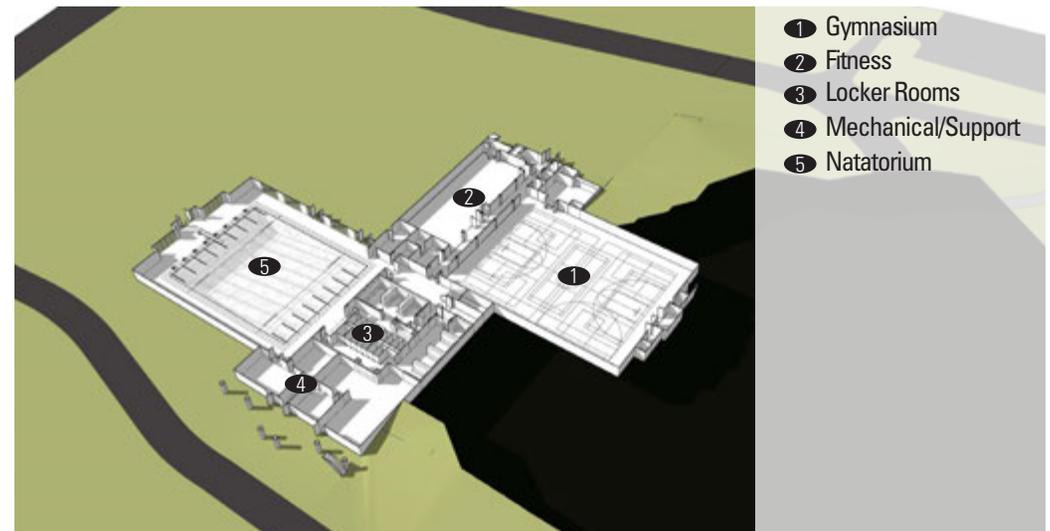
In addition to Recreation Center renovations and/or expansions, the District could develop a recreation facility nearby on the Recreation Center campus. Following the floorplan layout examples of potential Recreation Center expansions, imagery is provided to convey how a donated Sprung structure could be sited to help meet the community's recreation and programming needs and alleviate pressure on the Recreation Center.

Note: All estimated costs on the following pages are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

EXISTING RECREATION CENTER LAYOUT: MAIN LEVEL



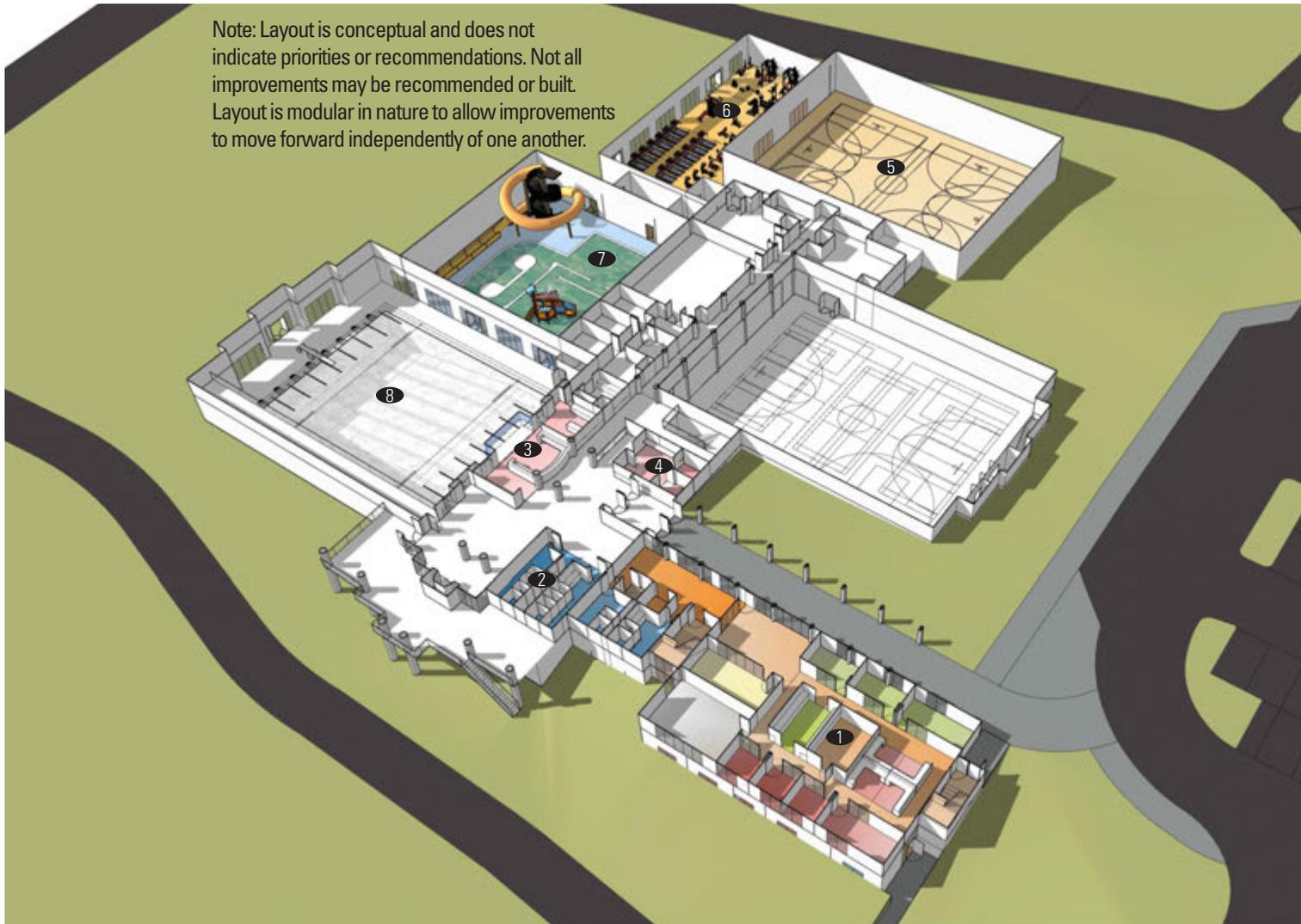
EXISTING RECREATION CENTER LAYOUT: LOWER LEVEL



Built Facilities | Recreation Center Floorplan Testing

RECREATION CENTER WITH ALL POTENTIAL AMENITIES: MAIN LEVEL

Note: Layout is conceptual and does not indicate priorities or recommendations. Not all improvements may be recommended or built. Layout is modular in nature to allow improvements to move forward independently of one another.



- ① IVGID Offices
- ② Restrooms
- ③ Control Desk and Retail
- ④ Staff Office Expansion
- ⑤ Open to Gym Expansion Below
- ⑥ Open to Fitness Expansion Below
- ⑦ Open to Leisure Pool Expansion Below
- ⑧ Open to Existing Lap Pool Below

SPACE AND COST SUMMARY

- 17,186 SF Admin/Multi-use Rooms
- 16,692 SF Gym & Fitness
- 5,723 SF Aquatics

TOTAL: 39,601 SF

ESTIMATED COST: \$19,625,000
(in 2018 dollars)

NO POTENTIAL NET REVENUE

Built Facilities | Recreation Center Floorplan Testing

ADMIN OFFICES & MULTI-USE MEETING ROOMS: LOWER LEVEL



ADMIN OFFICES & MULTI-USE MEETING ROOMS: LOWER LEVEL



Legend

- 1 Restrooms
- 2 Janitor
- 3 Elevator
- 4 Stair
- 5 Lobby
- 6 Acct Tech
- 7 Finance
- 8 IT Cube
- 9 IT Director Offices
- 10 IT Server Room
- 11 Mechanical

ADMIN OFFICES & MULTI-USE MEETING ROOMS: MAIN LEVEL



ADMIN OFFICES & MULTI-USE MEETING ROOMS: MAIN LEVEL



Legend

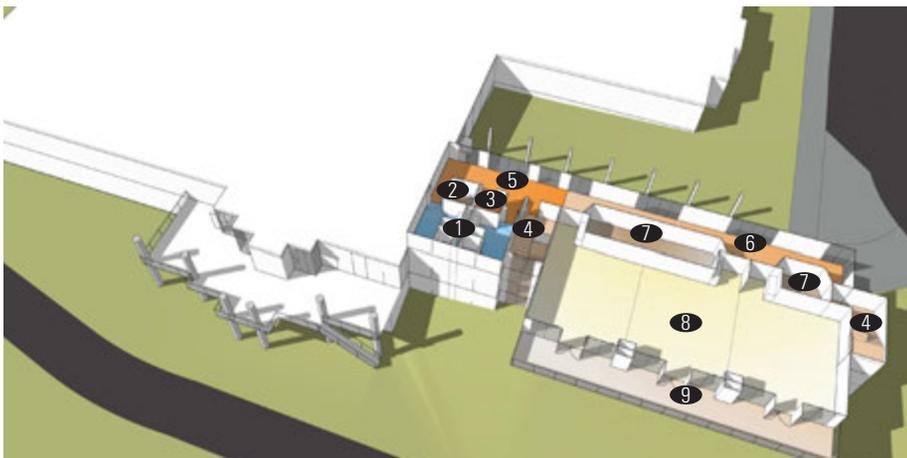
- 1 Entry Colonnade
- 2 Control Desk
- 3 Retail Sales
- 4 Workroom
- 5 Admin Expansion
- 6 Lounge
- 7 Restrooms
- 8 Janitor
- 9 Elevator
- 10 Stair
- 11 Lobby
- 12 Reception
- 13 Conference Room
- 14 Kitchen/Breakroom
- 15 Mail/Copy Room
- 16 HR Storage
- 17 HR Clerk
- 18 HR Offices
- 19 Clerk Board, Trustee, GM Office

Built Facilities | Recreation Center Floorplan Testing

ADMIN OFFICES & MULTI-USE MEETING ROOMS: UPPER LEVEL



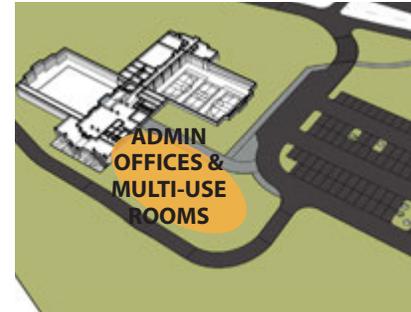
ADMIN OFFICES & MULTI-USE MEETING ROOMS: UPPER LEVEL



Legend

- | | |
|---------------|--|
| ① Restrooms | ⑧ Multi-use Meeting Rooms/
Community Events Hall/
Board Room |
| ② Janitor | |
| ③ Elevator | |
| ④ Stair | ⑨ Outdoor Terrace |
| ⑤ Lobby | |
| ⑥ Prefunction | |
| ⑦ Storage | |

LOCATION KEY



SPACE AND COST SUMMARY

- 11,235 SF Administrative Offices Space
- 2,711 Lobby and Support Space
- 3,240 Multi-Use Meeting Room Space

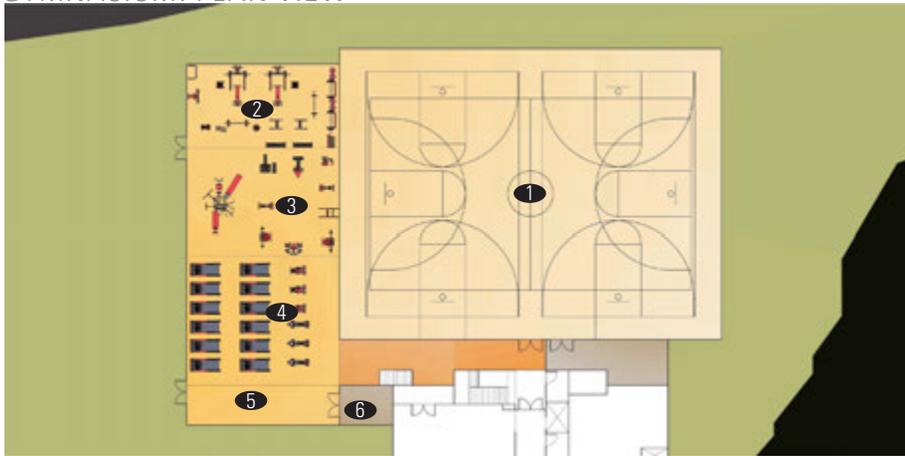
TOTAL: 17,186 SF

ESTIMATED COST: \$7,500,000

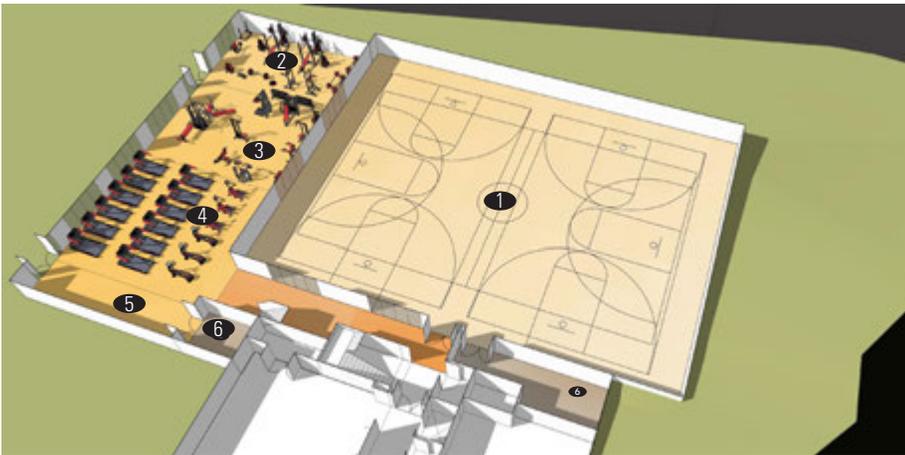
POTENTIAL NET REVENUE:
\$5,000 - \$25,000 net annually

Built Facilities | Recreation Center Floorplan Testing

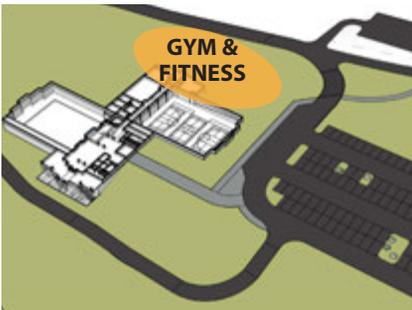
GYMNASIUM: PLAN VIEW



GYMNASIUM: BIRDSEYE VIEW



LOCATION KEY



SPACE AND COST SUMMARY

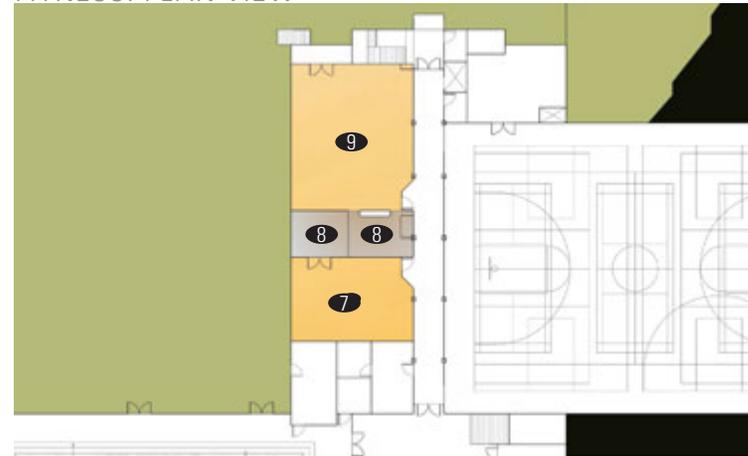
- 9,925 SF Gymnasium
- 690 SF Wellness/Therapy/Fitness Testing Room
- 4,565 SF Fitness & Weights
- 1,512 SF Aerobics/Dance Studio

TOTAL: 16,692 SF

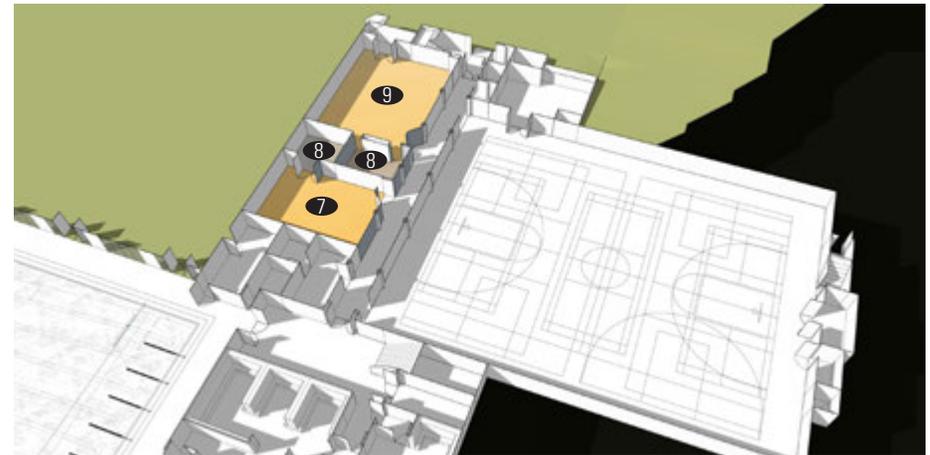
ESTIMATED COST: \$7,725,000

POTENTIAL NET REVENUE:
\$45,000 - \$80,000 annually

FITNESS: PLAN VIEW



FITNESS: BIRDSEYE VIEW

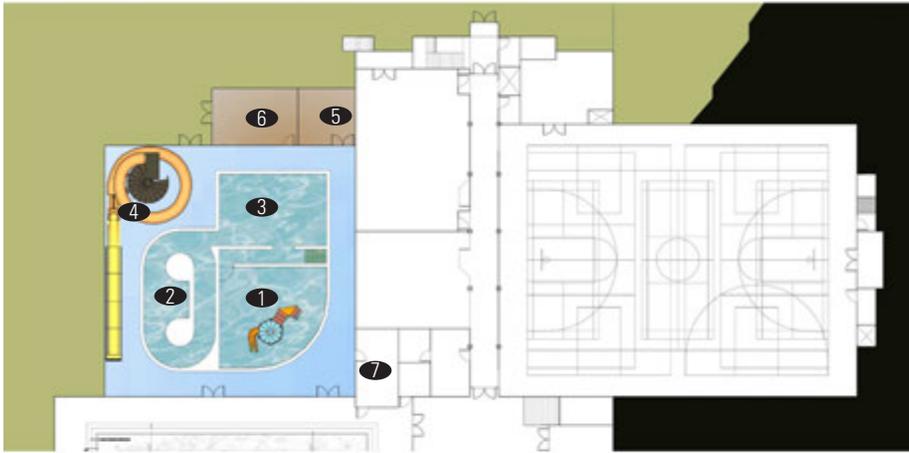


Legend

- | | |
|----------------|---------------------------|
| ① Gymnasium | ⑧ Storage |
| ② Free Weights | ⑨ Aerobics/Group Exercise |
| ③ Circuit | |
| ④ Cardio | |
| ⑤ Stretching | |
| ⑥ Storage | |
| ⑦ Spinning | |

Built Facilities | Recreation Center Floorplan Testing

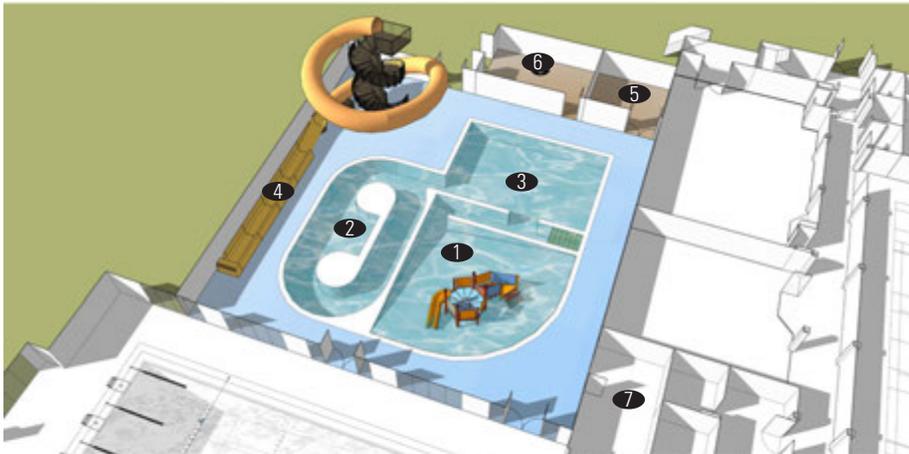
AQUATICS: PLAN VIEW



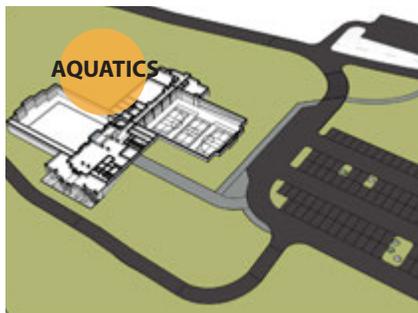
Legend

- ① Zero Depth Entry
- ② Lazy River
- ③ Exercise Pool
- ④ Water Slide
- ⑤ Pool Storage
- ⑥ Pool Mechanical
- ⑦ Existing Pool Office

AQUATICS: BIRDSEYE VIEW



LOCATION KEY



SPACE AND COST SUMMARY

- 4,960 SF Natatorium
- 2,250 SF Rec Activity Pool
- Slides, Spray Features, Whirlpool

TOTAL: 5,723 SF

ESTIMATED COST: \$4,400,000

NO POTENTIAL NET REVENUE

Built Facilities | Sprung Structure/Field House Site Testing

SPRUNG STRUCTURE SITE TESTING

Reuse of a donated Sprung structure presents the Incline Village/Crystal Bay community with an opportunity to help address their need for additional indoor recreation space. The structure can be located in relatively close proximity to the existing Recreation Center, providing efficiencies for staff and operations. Existing parking is available to provide access.

Sprung structures are tensioned fabric structures. The structure could be used for a number of recreation uses. The plan view and birdseye view images on this page illustrate one of the many configurations the District could consider. Alternative recreation uses could include indoor batting cages, indoor pickleball, track and field, fitness, indoor soccer, community pools, ice arenas, and more.

Note: All estimated costs are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

FIELD HOUSE: PLAN VIEW



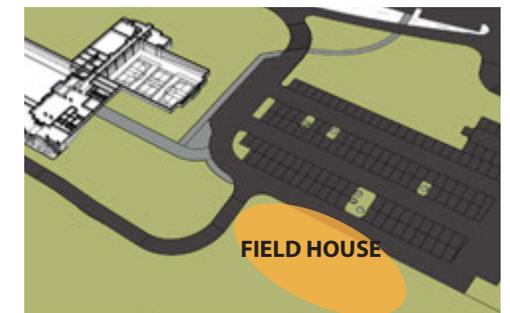
FIELD HOUSE: BIRDSEYE VIEW



Legend

- ① Entry Vestibule
- ② Lobby
- ③ Control Desk/Office
- ④ Stair to Seating/Viewing Area
- ⑤ Team Rooms
- ⑥ Lockers and Restrooms
- ⑦ Storage/Mechanical Room
- ⑧ Basketball Courts
- ⑨ Fieldhouse

LOCATION KEY



SPACE AND COST SUMMARY

- Reuse of Sprung Structure: 80'x252'
- 1 High School Basketball Court; 2 Youth
- Practice Turf
- Restrooms
- Office, Storage, Changing Room

TOTAL: 21,196 SF

ESTIMATED COST: \$2,250,000

POTENTIAL NET REVENUE:
\$5,000 - \$10,000 annually

Built Facilities | Sprung Structure/Field House Site Testing

EXAMPLES OF RECREATION USES ACCOMMODATED IN A SPRUNG STRUCTURE



Built Facilities | Capital Costs and Net Annual Revenue

BUILT FACILITIES | CAPITAL COSTS & REVENUE SUMMARY

The table below summarizes the estimated capital costs and potential net annual revenue for each built facility renovation, expansion, and new facility.

TABLE 9: SUMMARY OF POTENTIAL CAPITAL COSTS AND REVENUE GENERATION

EXPANSION OR NEW FACILITY	Estimated Capital Cost ¹	Estimated Net Annual Revenue
ADMINISTRATION OFFICES & MULTI-USE MEETING ROOMS	\$7,500,000	\$5,000 - \$25,000
GYMNASIUM & FITNESS/ WELLNESS/THERAPY ROOMS	\$7,725,000	\$45,000 - \$80,000
AQUATICS LEISURE & RECREATION POOL	\$4,400,000	PENDING INFO
TOTAL RECREATION CENTER EXPANSION/RENOVATION	\$19,625,000	PENDING REC POOL INFORMATION
SPRUNG STRUCTURE/FIELDHOUSE	\$2,250,000	\$5,000 - \$10,000

Note 1: All estimated costs are shown in 2018 dollars. Estimated costs are building costs only and do not include site development costs or soft costs such as A/E fees, sewer and tap fees, FFE, contingency, testing, etc.

Programming & Operations

Programming & Operations

Programming | Key Findings and Objectives

ASSESSMENT AND KEY FINDINGS

The strengths and weaknesses of IVGID’s current recreation programs, based on the number of offerings, include:

- Strengths
 - » Seniors
 - » Youth
 - » Aquatics
 - » Fitness
 - » Sports
- Weaknesses
 - » Cultural Arts
 - » Special Needs
 - » Education
 - » General Interest
 - » Outdoor

Based on information gathered through the public input process, IVGID should grow program opportunities for:

- Children: Enrichment and specialty camps and programs
- Youth: Wellness, sports, enrichment
- Seniors: Wellness, sports, cultural arts, education
- Wellness/Fitness

These program needs should be considered in context with the demographics of the market that shows an older, relatively affluent, white population that is well educated but has fewer households with children. The financial goal of any new programs should be to cover 100% of direct costs.

IVGID’s existing programs are sorted by type based on three categories: core, secondary, and support.

PROGRAM	CORE	SECONDARY	SUPPORT
YOUTH SPORTS	●		
ADULT SPORTS	●		
FITNESS/WELLNESS	●		
CULTURAL ARTS		●	
AQUATICS	●		
YOUTH	●		
GENERAL INTEREST			●
EDUCATION			●
SPECIAL NEEDS			●
SPECIAL EVENTS		●	
OUTDOOR RECREATION		●	
SENIORS	●		
TEENS		●	
SELF-DIRECTED	●		

Programs

Grow opportunities for children, youth, seniors, and wellness/fitness.

Develop a Recreation Program Plan to identify program priorities and track trends to adjust programming and leverage services offered by other individuals or organizations.

Consolidate indoor programs and services into the Recreation Center, as appropriate.

Increase emphasis on partnerships with other community groups and organizations.

Programming | Objectives

PROGRAMMING OBJECTIVES

RECREATION PROGRAM PLAN

A basic recreation program plan emphasizes areas of program focus for the next five years. The District should formalize a recreation program plan that take into consideration the needs of the community, the role of the District, and the expectations and role of other organizations and recreation providers in the area. There should be clearly identified areas of programmatic responsibility to ensure that there is not overlap in resource allocation or that gaps in services are not present. This should be a relatively simple, straight forward plan that is updated at least every other year. Key elements to include in this recreation program plan:

- Respond to identified community needs and demographic characteristics along with the recognition that the needs of seasonal/second homeowners and visitors also need to be met.
- Include specific program priorities, a time line for development, the responsible staff, and necessary financial resources.
- Track program trends on a regional and national basis to ensure offerings are current and reflect available opportunities.
- Evaluate individual programs and services as well as the overall program plan.
- Develop a well-articulated marketing plan that supports and promotes the goals.
- Require District contract service providers register their participants through the District and pay a minimum of 30% of gross revenues to the District. If this is not possible, develop straight rental agreements based not only on the space being used but also the number of participants and class fee.
- Determine program priorities by sorting programs into the categories of core programs, secondary programs, and support program areas. The placement of programs into these three categories does not indicate the overall importance of these activities in the community but rather the role of the District in providing these programs.
 - » **Core Programs:** Programs that are a primary responsibility of the District to provide as in-house based activities.
 - » **Secondary Programs:** Programs that are a lower priority to be provided directly by the District but may be offered by other organizations through contract with the District.
 - » **Support Programs:** Programs that are not a priority for the District to be providing directly to the community but where the District may provide support through facilities and promotion of activities for other organizations.



Programming | Objectives

LEVERAGE SERVICES BY OTHERS

The District should determine what programs and services will be offered directly by the recreation staff and which will be contracted to other individuals or organizations. Before making these decisions, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- » Will this be the most cost effective method to obtain the program, service or function?
- » Does the District have the knowledge and equipment to provide the program, service or function?
- » Will the quality of the program, service or function suffer if it is contracted to other organizations?
- » Are there other more qualified organizations that should provide the program, service or function?
- » Is the service, program or function only available from a contract provider?
- » Are the safety and liability risks too high to provide the program or service in-house?

LIFECYCLE ANALYSIS

- The District should complete a lifecycle analysis for all of the programs they offer. Programs should be classified in three categories and the District should strive to have program offerings distributed equally among each category. This results in a healthy program plan.
 - » **New:** Programs in the start-up phase that are just starting to build in popularity.
 - » **Mature:** Programs that have consistent high levels of registrations and are still growing in popularity.
 - » **Old:** Programs that are seeing a decline in popularity.

CONSOLIDATE PROGRAMS

The District can strive to consolidate most all indoor recreation programs and services into the Recreation Center campus. This will take an expansion of the center or development or reuse of other buildings on or near the campus. Consolidation will reduce operating and program costs and should increase overall program participation and revenues through cross-marketing and the reduction of travel time for participants.

Programming | Objectives

PARTNERSHIPS

Due to the ever-increasing recreation program demands there will need to be an increased emphasis on partnerships with other groups and organizations in the community. Match District programming efforts with available staff and financial resources. When there are not sufficient resources to provide additional programming, the role of other providers will need to be more prominent.

Partnerships should involve (at minimum) the following groups:

- **Sierra Nevada College:** The college should continue to partner with the District on special events, life-long learning, and other activities but should also provide possible program instructors, coaches and other staff.
- **Lake Tahoe School:** They are a user of District facilities but could be asked to assist with youth sports programming.
- **Washoe County School District:** Coordination with the school district to provide some youth-based programs and services, education classes for youth (and even adults), as well as youth sports (location for practices and games), should be enhanced.
- **Other Government Organizations:** There needs to continue to be strong efforts to partner with other governmental agencies in the area to develop programs and services. This is most likely to occur with the County and neighboring communities but also includes the library. Program areas that could be enhanced by other organizations through a partnership include senior activities, education, special events, outdoor recreation, special needs activities, and social services.
- **Non-Profit Providers:** Pursue coordinating with a variety of non-profit providers to deliver recreation services.
- **Boys & Girls Club:** Continue coordinating with the organization as they help provide youth-based programs.
- **Youth Sports Organizations:** Should continue to be responsible for providing team sports for youth. However, the District will still need to provide most if not all the facilities for these activities.
- **Community Organizations:** Developing working relationships with community organizations and service clubs could provide much needed support for programs as well as facilities. They could also be sponsors.
- **Private Providers:** Since there are a considerable number of private recreation, sports, and fitness providers located in the area, these entities should be counted on to provide more specialized activities that are not easy for the public sector to conduct.
- **Medical Providers:** If the District is going to continue to focus on fitness and wellness, then establishing formal partnerships with one or more medical providers will be essential.
- **Business and Corporate Community:** It is important to approach the corporate community with a variety of sponsorship opportunities to enhance the revenue prospects of the District's programs and facilities.
- **Faith-Based Organizations:** With a number of churches and other faith-based institutions in the community, these organizations need to continue to be seen as possible providers of some basic community based recreation services and facilities as well.

Operations | Objectives

OPERATIONS OBJECTIVES

DEVELOP GUIDANCE PLANS

- **Operations Plan** for each facility: This should detail out basic operations policies and procedures, staffing roles and expectations, financial management tasks, programming integration, emergency procedures and opening/closing procedures. This document becomes an important tool for all facility staff and provides for consistent and safe management and operation of the District's assets. This is a parks and recreation industry "best practice".
- **Updated Business Plans** for the Recreation Center and The Chateau: A business plan deals with the financial management of the facilities and details specific staffing requirements and the financial implications. The business plan also identifies other operational requirements from a financial perspective as well as identifying revenue sources, participation, and use targets. The business plan serves as the basis for the actual operating budget and ensures that the facilities are being operated in an efficient and cost effective manner. This is a parks and recreation industry "best practice".
- **Overall Emergency Action Plan** for each individual facility as needed: This starts with utilization of the overall policies for the District as a whole, with specific procedures being developed in conjunction with North Lake Tahoe Fire Protection District and Washoe County's and State of Nevada's Office of Emergency Management guidelines and mandates. This is a parks and recreation industry "best practice".
- **Overall Marketing Plan** for the District's facilities and programs as well as a **Specific Marketing Plan** for the Recreation Center (a plan currently exists for the golf course): It must be recognized that an individual's decision to utilize a parks and recreation facility or its services is a discretionary use of their time and financial resources. So, having a concise but focused marketing plan is essential. This plan needs to recognize the need to appeal to full-time residents, seasonal/second homeowners, and visitors; as well as different age and interest groups. The plan should be a simple document that determines marketing priorities, strategies and mechanisms for promotion, time frames, financial requirements, the responsible parties for implementation, and the method for measurement of results. The goal of the marketing plan should be to increase the awareness of the parks and recreation facilities and the corresponding programs and services and ultimately increasing usage and revenues. This is a parks and recreation industry "best practice".
- **Priorities of Use** for each space in The Chateau and the Recreation Center as well as an overall priority of use for Aspen Grove: Establishing priorities of use by time of day, day of the week, seasonally, and annually ensures that there is a clear prioritization for program, drop-in, and rental use of facilities. The goal of this process should be to maximize utilization of facilities during high use times as well as low times of use. This task should be accomplished by the staff that is responsible for managing these facilities.
- **Updated Maintenance Plans** for The Chateau, Recreation Center, and Aspen Grove. These plans should continue to focus on routine maintenance tasks, their frequency and methodology, but also place more emphasis on preventative maintenance requirements and frequency; lifecycle costs for major equipment; and custodial requirements and frequency. The Next Gen software program should continue to be use for tracking work orders and equipment inventory and could be expanded to include in-house custodial tasks. This is a parks and recreation industry "best practice".

Operations | Objectives

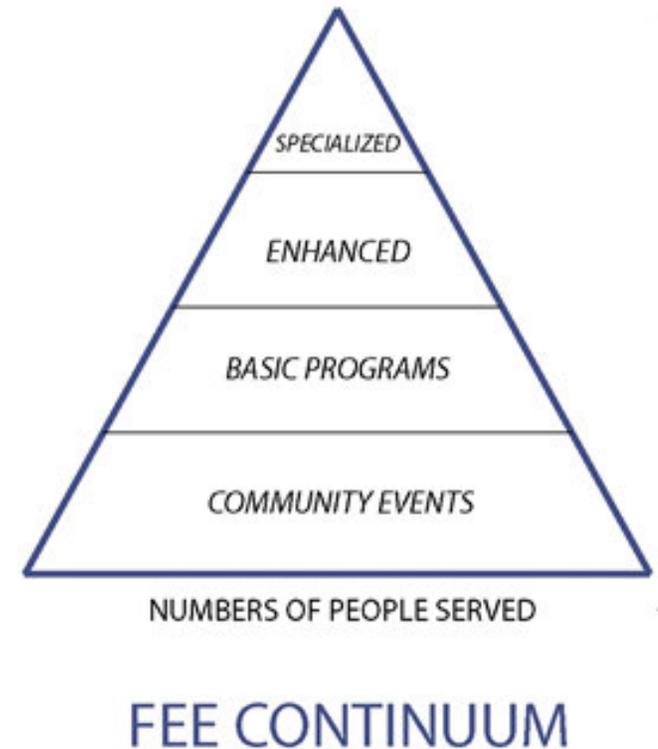
REFINE THE OVERALL FEE POLICY

While the District has a basic approach to setting fees, establishing an overall fee policy to formalize the methodology for determining specific user fees for facilities and programs is advised. The policy should outline the parameters for how fees are determined, establish cost recovery goals, scholarship program guidelines, and determine fee differentials by age group, resident/non-resident, economic status, and other classifications. A fee policy ensures that the revenue goals and expectations of the District are met. This is a parks and recreation industry “best practice”.

As part of an overall fee policy, many parks and recreation agencies are now tiering their facilities and programs into different categories with differing levels of cost recovery.

In the example Fee Continuum shown to the right, programs in the community events category would have the lowest cost recovery level (usually 25% or less), while specialized activities would have the highest (often over 100% of direct and indirect costs). The exact percentage of cost recovery is established for each program or facility category noted and then individual programs are slotted in the appropriate category. It is important that there are programs available for most demographic groups (youth and seniors especially) in each of the categories and not just in the basic or community events classifications.

One of the primary concerns with fee setting is the variety of fee options that are available at the Recreation Center. There are simply too many and they are confusing to the general public. There is a conscious decision being made with most public recreation centers to reduce these options to only those that have significant use or sales attached to them.



Operations | Objectives

REFINE PERFORMANCE MEASURES

The District should increase the number of performance measures that are tracked on an annual basis to assess facility operations and programs. Metrics should include:

Facilities

- » Admissions by fee categories and revenue by fee category.
- » For annual passes, the annual rate of retention.
- » Capacity analysis by time of day, day of the week, month, and year. This should only be done for facilities where use and admissions are tracked electronically.

Programs

- » Numbers of programs offered by program area categories (aquatics, fitness, youth, etc.) by session/season per year with the percentage of programs that are actually held.
- » Rates of fill (percentage of registrations vs. capacity).
- » Registration numbers by program for each session/season a year.
- » Rate of program cancellations.
- » Financial performance measured by cost per participant, cost recovery by program area as well as individual programs.
- » Scholarship utilization rates. Numbers of scholarships granted and dollar value.
- » Evaluations from participants using numeric scoring for easy tracking and comparisons.

Comparisons for each of these performance measures should be tracked over a 3- to 5-year period. These performance measures will provide staff with critical data to make informed decisions regarding the future delivery of recreation services in the most efficient and cost effective manner. Most of this data should be available from reports run from the Vermont Systems RecTrac recreation management software system that the District is currently utilizing. These are parks and recreation industry “best practices”.

Operations | Objectives

EXPAND PARTNERSHIPS

- The District should work to expand and enhance the number of partnerships with other providers for facilities and programs. It is nearly impossible for most parks and recreation agencies to meet all the recreation needs of a community by themselves. As a result, forming key partnerships with other organizations and agencies to expand both facility and program opportunities is now the norm. The District has existing partnerships with the Washoe County School District, Boys & Girls Club, Sierra Nevada College, Washoe County, and other organizations.
- The District should need to take on the role of being a “clearinghouse” for recreation services that are available by other organizations in the community and the surrounding area. The District is the primary public parks and recreation agency in the area, and the largest single provider of recreation services. As a result, the District is best positioned to take on the clearinghouse role. This means tracking and inventorying the various recreation service providers, their programs and services that are offered, and actively promoting these opportunities to the community in an effort to maximize recreation resources in the area.

REVIEW DEMOGRAPHIC CHANGES

- A least every 5 years, review the demographic characteristics of the market that is being served for any changes. This review should examine the characteristics of the permanent population, seasonal/second homeowners as well as visitors to the North Lake Tahoe area.

6 | The Plan

Prioritization Criteria & Plan Recommendations

Prioritization Criteria



A set of prioritization criteria can allow community members and IVGID staff to work with the Board of Trustees to guide the organization and prioritization of potential projects and improvements for funding and implementation. Best practices in recreation and park planning has shown that prioritization criteria should reflect the needs and desires of residents while being forward-thinking to evaluate and consider operational and maintenance costs in addition to capital costs.

Moving forward, as new projects and needs arise, the following criteria can be used to evaluate the prioritization of parks, open space, trails, and recreation projects in Incline Village/Crystal Bay. Projects that meet the criteria may rise in priority, depending on funding and timing. As funding becomes available and partnerships occur, projects may advance in priority. However, those opportunities should still be evaluated to understand long-term costs and to understand community support. Projects with highest levels of community interest and fill a community need should rank higher in priority than those with low community support.

- Has a funding source or a funding source can be identified.
- Fills a gap in the current system. Provides parks or park facilities in an area that is needed.
- Has moderate to low impact on maintenance and operations expenses.
- Improves facilities that have reached end-of-life usability.
- Aligns with District partners' planning efforts. IVGID will work with partners to prioritize future projects that overlap and align with regional planning efforts.
- Offers a high return on investment or maximizes public resources.
- Addresses needs associated with growth and increased demand.
- Provides multiple benefit for both parks and recreation and other community and environmental needs.

Plan Recommendations

A collaborative process was used to integrate the development of technical content with the input of users, stakeholders, community members, and decision-makers. Findings from professional assessments and analyses were site tested and potential opportunities were reviewed. Residents and stakeholders guided the focus of additional research and critical questions for the plan to address. The result is a set of goals, objectives, and prioritized recommendations grounded in best practices and reflective of local perspectives and needs.

Recommendations Based on:

- *Public Input*
- *Trends*
- *Professional Assessments & Needs Assessments*

TECHNICAL CONTENT

- Inventory and site assessments
- Mapping
- Evaluation of plans, reports, and approved projects
- Demographics assessment
- Local, regional, and national trends assessment
- Standards comparison
- Goals development
- Site testing
- Prioritization

COMMUNITY INPUT

- Focus group meetings
- Surveys
- Stakeholder meetings
- Public workshops
- Email comments
- Staff interviews
- Board of Trustees meetings

IVGID COMMUNITY SERVICES MASTER PLAN

Plan Recommendations

The lists below summarize the key takeaways from public input, trends, and professional assessments which were used to develop the Master Plan recommendations.

FEEDBACK FROM PUBLIC INPUT

- **Key Takeaways**

- » Maintain/Enhance what we currently have
- » Provide trails and improved connectivity
- » Provide a dedicated dog park
- » Address Recreation Center needs: gymnasium, multi-use meeting rooms, and fitness facilities
- » Provide facilities to meet trending recreation needs: bocce and pickleball
- » Provide Snow Play
- » Valued sports and recreation programs

TRENDS

- **Top Trends Influencing Priorities**

- » Maintain/Enhance existing facilities
- » Trails
- » Active sports play and trends for needs for rectangle and diamond fields
- » Dog parks
- » Bocce
- » Pickleball
- » Bike park
- » Recreation programming and fitness
- » Aquatics centers
- » Year-round recreation/winter play

PROFESSIONAL ASSESSMENTS & NEEDS ASSESSMENTS

- **Key Takeaways**

- » Maintain/Enhance existing facilities
- » Address conflicts of use and provide dedicated dog park
- » Provide dedicated rectangle fields
- » Address Recreation Center Needs
 - Reorganize and provide enhanced efficiencies in entry, lobby and reception areas
 - Address overuse/limitations of gymnasium
 - Address shortages of storage and office space
 - Improve the weights and fitness studio
 - Provide multi-use meeting rooms to support recreation programming
- » Create a recreation campus at the Recreation Center, Incline Park, and Village Green
- » Connect existing facilities and trails to create walking and biking loops
- » Diversify play equipment
- » Take advantage of snow play opportunities

Plan Recommendations | Top Tier Recommendations

PLAN RECOMMENDATIONS

Key takeaways informed the evaluation of project site testing and analysis of IVGID's parks, fields, trails, open space, snow play, built facilities, and programs. Plan recommendations are organized according to top tier and second tier recommendations and aspirational projects. The list is not prescriptive or directive. As funding and/or partnership opportunities arise or decrease, projects may advance more quickly or more slowly than initially anticipated. For example, if a community partner came forward with funding and an operational plan to develop a Cross-Country Center, it may be reconsidered and evaluated sooner than anticipated.

TOP TIER RECOMMENDATIONS

ENHANCE AND MAINTAIN IVGID'S CURRENT FACILITIES AND UPGRADE EQUIPMENT ON A REGULAR SCHEDULE.

Overall, the communities of Incline Village and Crystal Bay enjoy access to a good variety of well-maintained parks, trails, open space, and recreation facilities. Maintenance efforts should focus first on deferred maintenance needs and pro-actively establish a schedule for renewal of existing amenities and facilities. As renewal projects are planned and programmed into the budget, efforts can be made to address trends and needs through those revitalization projects.

DEVELOP A DEDICATED DOG PARK.

The need for dedicated dog parks is one of the most pressing need for parks departments across the nation. According to ESRI Market Potential Reports, as of 2019, 41.8 percent of Incline Village and Crystal Bay residents own a dog and the market potential is higher than the national average for a resident to own at least one dog. Dog owners have use of Village Green as a temporary dog park, but potential conflicts exist with the use of the park for other programming. The opportunity to develop a dedicated dog park at the USFS property east of the high school can provide a facility on par with the experience at the Village Green and elevate the opportunity to address the demand for dog park in the Incline Village/Crystal Bay community.



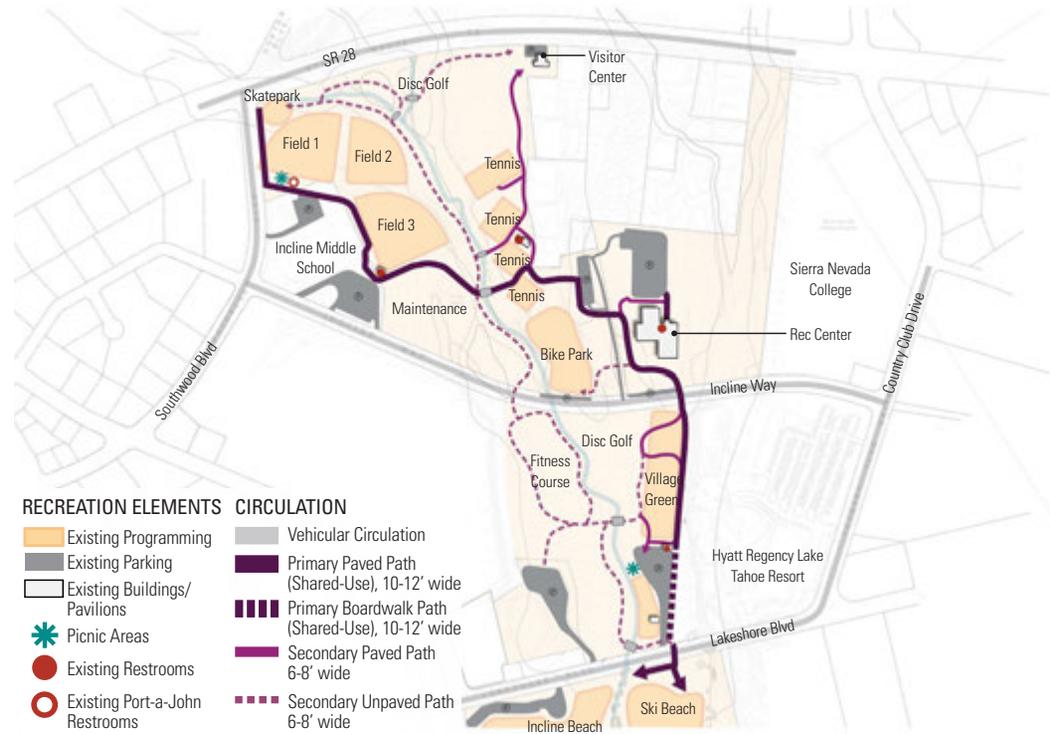
Plan Recommendations | Top Tier Recommendations

CONNECT FACILITIES TO CREATE A CONNECTED TRAIL SYSTEM AND PROVIDE WALKING LOOPS.

Walking for fitness and the desire to walk and bike to destinations are increasingly popular and received strong community support. A number of trail and mobility improvement projects are the responsibility of the USFS and Washoe County. IVGID can show support for implementation of those projects while continuing to improve connectivity on and between their properties.

DEVELOP DEDICATED RECTANGLE FIELDS AT THE HIGH SCHOOL.

IVGID's field inventory does not include dedicated rectangular fields which support sports such as soccer and lacrosse. The current softball fields at Incline Park and the Village Green are converted to rectangular fields as schedules permit. The inventory of soccer fields for older youths is limited. Only a few fields within the District can accommodate competition play for those over 10 years old. These fields are primarily located on Village Green and compete with other scheduled programs. Dedicated rectangle fields are needed and should be sized to accommodate a range of age groups from beginner to more advanced, adult play.



Plan Recommendations | Top Tier Recommendations

EXPAND THE RECREATION CENTER TO PROVIDE FOR A MORE EFFICIENT LAYOUT FOR THE ENTRY/RECEPTION, EXPAND THE WEIGHTS AND FITNESS STUDIO, PROVIDE ADDITIONAL GYM SPACE, AND PROVIDE ADDITIONAL MULTI-USE MEETING ROOMS, OFFICES, AND STORAGE.

Improvements to the Recreation Center can occur in phases and by modular additions. Not all enhancements have to be completed at the same time. The greatest single issue facing the Recreation Center is the fact it is simply not large enough to handle all of the recreational needs and demands of the community. The entry/lobby area is insufficiently designed and there is a lack of general storage and office space. The District does not have adequate multi-use meeting rooms which allow for programming and revenue generation. Additionally the weights and fitness studio are inadequate and the gym is overused. Modular additions to the Recreation Center can address these constraints and received support from stakeholder groups and residents.

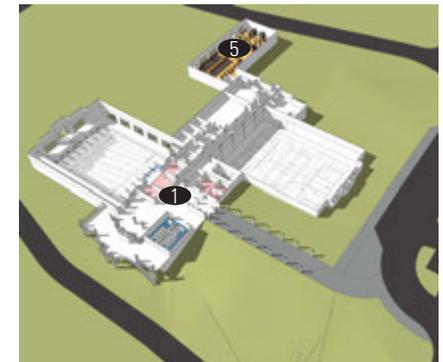
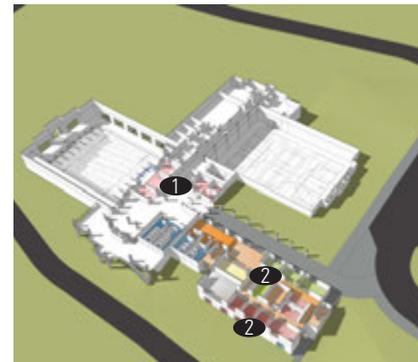
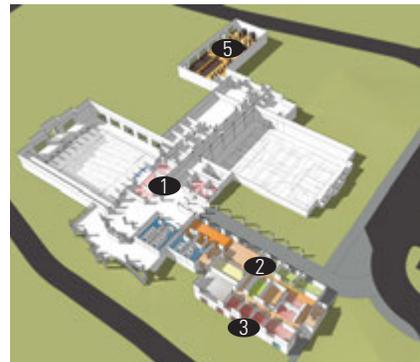
CONTINUE PARTNERSHIPS TO PROVIDE CROSS-COUNTRY SKI TRAILS.

Nevada Nordic, a local nonprofit organization, has partnered with IVGID to groom Nordic trails on the Mountain Course when snow cover is adequate. This partnership has benefited the community and provided needed access to cross-country trails. The District should continue to build upon and support the partnership.



Legend

- ① Entry/Reception Renovation
- ② Multi-Use Meeting Rooms Addition
- ③ Offices and Storage Addition
- ④ Gymnasium Addition
- ⑤ Weights and Fitness Studio Addition



Plan Recommendations | Top Tier Recommendations

MOVE FORWARD TOP PRIORITIES FROM THE BEACHES RECREATION ENHANCEMENT OPPORTUNITIES PLAN, THE TENNIS CENTER FACILITIES ASSESSMENT AND MASTER PLAN, AND THE DIAMOND PEAK MASTER PLAN.

By reference, the Community Services Master Plan includes the recommendations and priorities identified in other facility master plans. This Community Services Master Plan therefore also includes the following documents:

- *Incline Village Golf Courses Facilities Assessment and Future Needs Recommendation* (December 2012; Findings presented to the Board of Trustees on March 13, 2013)
- *Diamond Peak Master Plan* (August 2015; approved by the Board of Trustees on October 21, 2015)
- *IVGID Beaches Recreation Enhancement Opportunities Plan* (February 2016; Approved by the Board of Trustees on February 24, 2016)
- *Incline Village Tennis Center Facilities Assessment and Master Plan* (August 2016; Approved by the Board on August 24, 2016)

Recommendations from these studies are also important to meet community needs. For example, the Tennis Center Master Plan recommended formalizing the pickleball program and launching a plan for renovating the Pro-Shop buildings and the surrounding site. The Beaches Plan recommended replacement of the restroom and concession building and noted challenges with the Burnt Cedar pool. These ideas and as well as recommendations from other plans have strong support for moving forward. Therefore, the concepts presented in the other plans should be annually reviewed and considered during planning and budgeting for the 5-year and 1-year capital improvement program.

FIGURE 3: IVGID RECREATION/COMMUNITY SERVICES MASTER PLAN VENUES



Plan Recommendations | Top Tier Recommendations

DEVELOP BOCCE COURTS.

There is strong community support for additional bocce courts to serve Incline Village/Crystal Bay residents. There are multiple opportunities for addressing this need and IVGID should work with residents and consider capital and operational expenses to determine the final location and design.



Plan Recommendations | Second Tier Recommendations

SECOND TIER RECOMMENDATIONS

ENHANCE SIERRA PARK AT BOULDER BAY.

Boulder Bay, LLC developed Sierra Park in Crystal Bay, but the park has limited facilities and is constrained by topography. County funds totaling \$520,000 remained unused. The funding needs to stay in Crystal Bay and could be used for park improvements. Because funds are available, IVGID should work with the County to determine the best and highest use of the funds to provide for recreation opportunities that meet the needs of Crystal Bay residents.



Plan Recommendations | Second Tier Recommendations

PROVIDE SEASONAL ICE RINK AND SNOW PLAY AREAS AT THE CHATEAU.

Incline Village's Championship Course presents a distinct opportunity for seasonal snow play. Community support is strong for an ice rink and the parking area at the Championship Course could be converted to a temporary ice rink during the winter season. In addition to ice skating, the terrain of the driving range lends itself for snow play and The Grille at The Chateau would complement the winter activities by offering food and beverage facilities.

ENHANCE THE SKATE PARK.

The skatepark is adequate but is not designed for multiple age groups/ability levels. Incorporating a variety of elements for both beginners, young skaters and experienced skaters will enhance the facility. These enhancements have community support and could greatly increase the use of the community resource.

DEVELOP A GREAT PARK AT THE VILLAGE GREEN.

In future years, as the pressures from other uses are relocated from Village Green to more appropriate locations, Village Green has an opportunity to be enhanced and become a central part of IVGID's parks system. These enhancements are not high priority. Rather, it is an opportunity to be further evaluated as other uses are shifted and consideration is given to developing a multi-use park that encourages socialization and interaction for all of the Incline Village/Crystal Bay community.



Plan Recommendations | Aspirational Projects

ASPIRATIONAL PROJECTS

DEVELOP A CROSS-COUNTRY CENTER NEAR MOUNT ROSE.

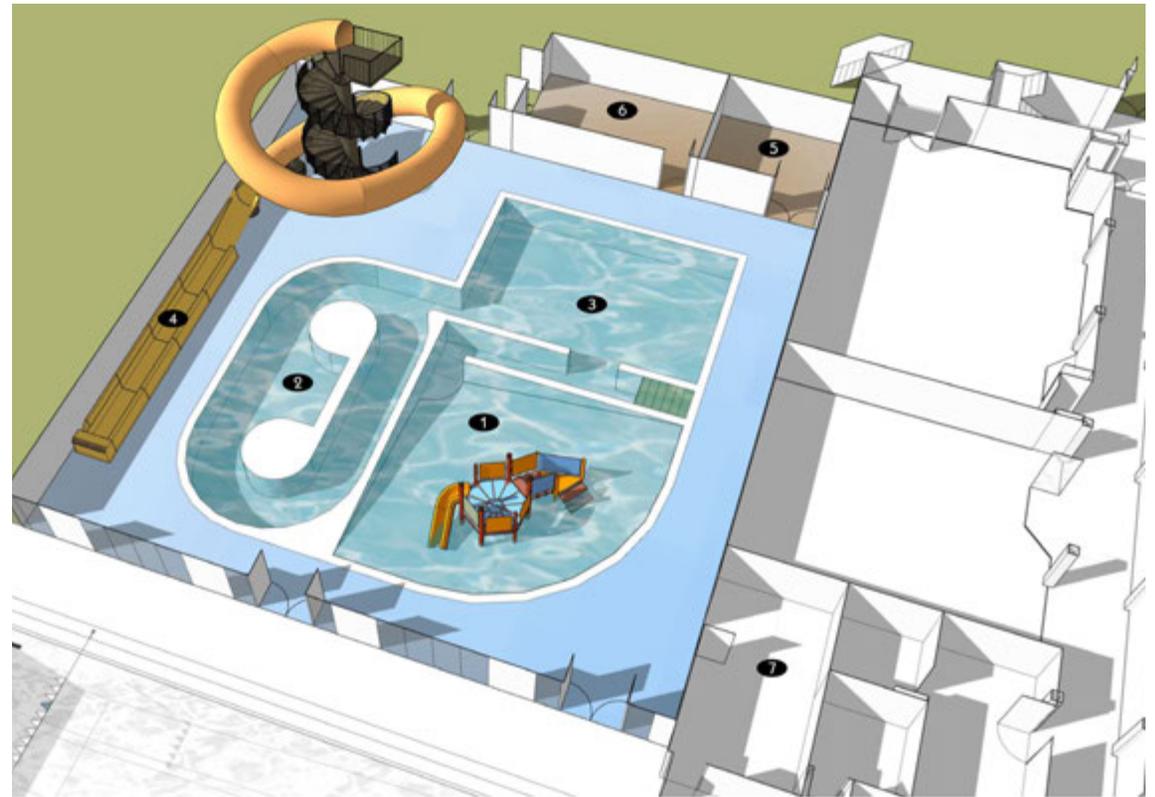
Community support exists for developing a Nordic Center near Mount Rose, but the capital and operating costs make it an aspirational project rather than a top or secondary tier project. IVGID owns a high-elevation, five-acre parcel near Incline Lake and Tahoe Meadows. In the event community partners find funding and operational responsibilities are negotiated so as to not impact other District needs, there is a possibility for the property to be developed into a Nordic Center in the future.

DEVELOP AN AQUATIC CENTER AT THE RECREATION CENTER PROPERTY.

Aquatic centers that include warm water pools and recreational elements is a strong growing trend in the nation and the region. Although some stakeholders and residents were supportive of such an investment, the majority did not express strong support. Additionally, the capital and operational expenses for constructing and managing the facility are high. Therefore, the aquatic center is included as an aspirational project.



Aspirational projects could rise in priority if funding or partnerships become available.



Legend

- | | |
|--------------------|------------------------|
| ① Zero Depth Entry | ⑤ Pool Storage |
| ② Lazy River | ⑥ Pool Mechanical |
| ③ Exercise Pool | ⑦ Existing Pool Office |
| ④ Water Slide | |

Plan Recommendations | Implementation

2019 PROJECT PRIORITIES

Upon review of the top tier and second tier priority projects and the synthesis of community feedback and professional best practices and recommendations, the Board of Trustees directed staff to move forward with the five strategies listed below. These actions will allow the community to make progress toward implementing the top projects recommended by the Community Services Master Plan and the other facility planning documents.

1. Begin the process to apply for a Special Use Permit with the U.S. Forest Service to conduct community recreation, including a Dog Park on the 12-acre parcel across from Incline High School.
2. Secure the services of a licensed architect and work with the Community to finalize the design for the Incline Beach House and associated circulation/access improvements.
3. Secure the services of a licensed architect and work with the Community to finalize the concept plan for the renovation of the Incline Tennis Center, including the addition of Bocce Courts.
4. Provide a timeline to the Board of Trustees to ensure the ongoing operation of Burnt Cedar pool while initiating a Community process to review the options for the renovation and/or reconstruction of the Burnt Cedar pools.
5. Initiate discussions with the Incline Tahoe Foundation and Incline Ice Foundation to determine the feasibility of developing a seasonal Ice Skating Rink by leveraging the current funding held by the Incline Ice Foundation.



Plan Recommendations | Implementation

IMPLEMENTATION

To implement projects over the next 10-15 years, IVGID staff and the Board of Trustees will continue to work with the Incline Village/Crystal Bay community to make choices on implementing improvements. The list of prioritization criteria previously described and the list of top tier and second tier recommendations can be a guide for those conversations. Additional project concepts, such as the Nordic Center and Aquatic Center are aspirational in nature. Opportunities such as developing a park at the old elementary school and using a Sprung structure as a field house are presented for future consideration and can evolve as new partnerships come forward.

The recommendations and best practices set forth in the Community Services Master Plan should be used as decision-making tools to direct conversations between the community, Board, and IVGID staff. The 5-year and 1-year capital improvement project planning processes should annually consider the top tier and second tier projects and determine how they can be planned and budgeted.

Inclusion of a project as a top tier or second tier recommendation is not a promise of its implementation. The plan and recommendations presented are a guide for decision-makers. Every project moving forward will continue to receive community input and will be evaluated according to the prioritization criteria.

The focus moving forward is on maintaining and enhancing the District's existing infrastructure while meeting key community needs. The Incline Village/Crystal Bay communities highly value the access and quality of their community services. Prioritizing the delivery of an "exemplary recreational experience...while striving for fiscal and environmental sustainability" will allow residents to have renewed facilities and quality parks, trails, and open spaces for years to come.

"deliver exemplary recreational experience...while striving for fiscal and environmental sustainability"